This instrument prepared by:
Marbut Glenn Gaston, Jr., Attorney
2211 Crestmoor Road
Nashville, Tennessee 37215

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PHILIP A. RUGH, et ux	SAME	115-3-1
(NAME) 828 Belton Drive	(NAME)	8DZ-53750
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37205	(STREET ADDRESS)	BOOK 5360 PAGE 683
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

———TEN AND NO/100 ———————————————————————

Dollars.

Cash in hand the receipt of which is hereby expressly and sufficient acknowledged, I,

COMMERCE UNION BANK, TRUSTEE OF ARTHUR HOPKINSON TRUST

have this day bargained and sold, and do hereby transfer and convey unto the said

PHILIP A. RUGH and wife, CHERYL B. RUGH

certain real estate in Davidson County, Tennessee, as follows: their *(successors), heirs and assigns,*

Land in Davidson County, Tennessee, being Lot No. 304 on the Plan of Brook Meade, Section IX, as of record in Book 2331, pages 34 and 35, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the east margin of Clematis Drive, at the corner of Lots Nos. 304 and 305; thence with the line between said lots, easterly 236.8 feet to a point; thence southerly 182 feet to the north margin of Belton Drive; thence with the margin of the same, westerly 209 feet to the beginning of a curve; thence around said curve, northwesterly 39.5 feet to the easterly margin of Clematis Drive; thence with the margin of the same, northerly 134.2 feet to the point of beginning.

Being the same property conveyed to Commerce Union Bank, Trustee, by deed from Arthur Hopkinson and wife, Allison Hopkinson of record in Book 5288, page 625, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2436, page 553, and to the limitations shown on the plan of record in Book 2331, pages 34 and 35, all of record in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 48,500.00

Subscribed and sworn to before me, this the 2 day of Dec., 19 78

Affiant

My commission expires: 12-13-81 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 828 Belton Drive, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

PHILIP A. RUGH and wife, CHERYL B. RUGH

their *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* PHILIP A. RUGH and wife, CHERYL B. RUGH

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 3rd *day of* November, *1978, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

COMMERCE UNION BANK, TRUSTEE of ARTHUR HOPKINSON TRUST

BY: Stephen Peters

STEPHEN PETERS, Vice President and Trust Officer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at .....*Tennessee, this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* STEPHEN PETERS, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice President and Trust Officer *of the* Commerce Union Bank, Trustee of Arthur Hopkinson Trust, *the within named bargainor, a corporation, and that* he *as such* Vice President and Trust Officer, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Vice President and Trust Officer.

Witness my hand and seal, at office in Nashville, Tennessee *this* 3rd *day of* November, *19* 78.

.....*Notary Public*

Commission expires 2-19-81.

NOV-6 78	CONV	18,500.00			
NOV-6 78	S'TAX		B*	126.10	
NOV-6 78	PR'FEE		B*	.50	
NOV-6 78	W'DEED		B*	4.00	* 130.60

E 9 8 7 4 3

WARRANTY DEED

FROM

COMMERCE UNION BANK, TRUSTEE of ARTHUR HOPKINSON TRUST

TO

PHILIP A. RUGH and wife, CHERYL B. RUGH

IDENTIF. REFERENCE

Nov 6 3 18 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE