5641 02/28 151.92- CHECK

BOOK 5399 PAGE 589 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

56,750.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23TH DAY OF FEBRUARY 1979.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LIMITED WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Alan L. Saturn, Attorney, 20th Floor, 1st American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elmore W. Vail (NAME)	Molton, Allen & Williams, Inc. (NAME)	MAP 119-3
505 Shady Oak Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 10025 (STREET ADDRESS)	PARCEL 61
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35202 (CITY) (STATE) (ZIP)	6DA 13240

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Commerce Union Bank

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elmore W. Vail and wife Jeanne D. Vail

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 96, on the Plan of Hill-N-Dale Subdivision, Section 2, of record in Book 4175, page 5, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Commerce Union Bank, by deed from James Kelley, Substitute Trustee, of record in Book 5341, page 251, said Register's Office.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is improved (XX) unimproved ( ) property, known as 505 Shady Oak Drive (House Number) (Street) Nashville, TN 37217 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23TH day of FEBRUARY, 19 79

Commerce Union Bank by

T. H. BISHOP, Sr.Vice President

BOOTH CHAPMAN, Vice President

STATE OF TENNESSEE
Davidson County

BOOK 5399 PAGE 590

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared T. H. BISHOP, and BOOTH CHAPMAN, with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the Senior Vice President and Vice President respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he) (they) as such Senior Vice President and Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said T. H. BISHOP, as such Senior Vice-President, and attesting the same by the said BOOTH CHAPMAN as such Vice-President.

Witness my hand and official seal at office at Nashville on this the 22nd day of FEBRUARY, 19 79.

My commission expires 2-16-81

Anna W. Ross
Notary Public

ANNA W. ROSS NOTARY PUBLIC DAVIDSON CO. TENN.

WARRANTY DEED

FROM Commerce Union Bank

TO Elmore W. Vail

F. 1. 6 0. 7. 9

IDENTIF. REFERENCE

FEB 28 1 41 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.