7414 03/08 121.50- CHECK

WARRANTY DEED

BOOK 5403 PAGE 141

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bob Bell (NAME)	same (NAME)	
518 W. Iroquois Pk (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	105-10 297
Brentwood Tn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, a Tennessee banking corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bob Bell and wife, Claudia C. Bell

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 lots numbered one (1) and two (2) on the Map of the subdivision of Blocks numbered one (1) to eight (8), both inclusive, in Yarbrough's Subdivision of Woodland, of record in Book 57, page 155, Register's Office for Davidson County, Tennessee, described according to a copy of a survey thereof made by William Collier Parrish Associates, Civil Engineers, dated August 12, 1959, as follows:

Beginning at an iron stake at the intersection of the southerly margin of Benton Avenue and the easterly margin of eight Avenue south; thence with the southerly margin of Benton Avenue south 84° 42' east 168.2 feet to an iron stake on the westerly margin of a public alley; thence with margin of said alley south 17° 04' east 86.5 feet to an iron stake on the southerly margin of the aforesaid Lot two (2); thence along the margin of Lot two (2) south 72° 56' west 155.28 feet to an iron stake on the easterly margin of Eighth Avenue south; thence along the margin of Eighth Avenue South, north 17° 10' west 150.45 feet to the point of beginning; the described Premises being subject to a right of way easement for sidewalk purposes to the City of Nashville, said easement dated June 13, 1960, and of record in Book 3096, page 526 in the said County Register's Office.

Being the same property conveyed to Commerce Union Bank by Substitute Trustee's Deed from Robert F. Spann, Substitute Trustee, of record in Book 5377, page 146, and by Deed of Correction, of record in Book 5396, page 193, said Register's Office.

This conveyance is made subject to all liens, easements, and restrictions of record in said Register's Office and all property taxes owed with respect to the above described property.

* All warranties of Commerce Union Bank herein contained are expressly limited to that period of time after which Commerce Union Bank acquired title to the herein described property.

unimproved ( )
This is improved ( ) property, known as (House Number) (Street) (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 successors, assigns 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 our hand s this 28th day of February, 19 79

COMMERCE UNION BANK

BY: Norma Nicholson
Norma Nicholson
Banking Officer

BY: Thomas M. Moody
Thomas M. Moody
Vice President

STATE OF _____)

COUNTY OF _____)

BOOK 5403 PAGE 142

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 _____, this ___ day of _____, 19__.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared Thomas M. Moody and Norma Nicholson, with whom I am personally acquainted and who upon ~~oath~~, their several oaths) acknowledged (~~himself~~ themselves) to be the Vice Pres. and Banking Officer respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Vice Pres. and Banking Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Thomas M. Moody as such Vice Pres., and attesting the same by the said Norma Nicholson as such Banking Officer.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 28 day of February 1979

My Commission Expires: May 8, 1979

Maggie Knowles Canson
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

TO

F. I. 7. 5 0. 5

IDENTIF. REFERENCE

MAR 8 3 18 PM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 45,000.00

ATTEST: Norma C. Moody

Subscribed and sworn to before me this 28 day of Feb, 1979

My Commission Expires: May 8, 1979

Maggie Knowles Canson
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5403 PAGE 143

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

45000.00- CAMT.
117.00 CSTAX
.50 PRFEE
4.00 WDEED
CHECK 121.50-
7414A03/08/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 7.5 0.5

IDENTIF. REFERENCE

MAR 8 3 18 PM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 669065