7418

**LIMITED

WARRANTY DEED

BOOK 5424 PAGE 124

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Graham	United National Bank	104-10
(NAME)	(NAME)	35
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn 37215	Nashville, Tn 37204	
(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, ~~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 James A. Graham, an unmarried person

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 the westerly 56 feet 9 inches front and 53 feet 5 inches rear of Lot No. 25 on the Plan of Joseph Warners Subdivision, as of record in Book 332, page 154, Register's Office for said County.

Said part of Lot No. 25 fronts 56 feet 9 inches on the northerly side of Byron, formerly Early Avenue, and runs back 187 feet, more or less, to the southerly line of Lot No. 20 and measures 53 feet 5 inches thereon.

Being the same property conveyed to Commerce Union Bank, by Trustee's deed from Joseph G. Marchetti, Trustee, of record in Book 5396, page 738, Register's Office for Davidson County, Tennessee.

**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 (XX) property, known as 3520 Byron Avenue, Nashville, Tennessee
(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 its hand this 19th day of April, 1979

ATTEST: COMMERCE UNION BANK

By: [signature] V-C President By: [signature] Sr. V. President

Form 3

STATE OF _____)

COUNTY OF _____)

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

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Anna W. Goss, a Notary Public within and for the State and County aforesaid, personally appeared L.L. Bishop and R. Booth Chapman, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Sr. Vice Pres. and Vice Pres. respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Sr. Vice Pres. and Vice Pres., being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said L.L. Bishop as such Sr. Vice Pres., and attesting the same by the said R. Booth Chapman as such Vice Pres.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 19 day of April, 1979

My Commission Expires: 2-16-81

Anna W. Goss

Notary Public

WARRANTY DEED

FROM

Commerce Union Bank, a

TO

Tennessee banking corporation

James A. Graham, an unmarried person

F. 25192

IDENTIF. REFERENCE

APR 20 11 08 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

Felix Byrd

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 59,500.00

James A. Graham

Subscribed and sworn to before me this 19th day of April, 1979

My Commission Expires: 10-17-82

Cynthia M. Rains

Notary Public

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

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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
			59500.00- CO	
			154.70 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 159.20-	
7410A04/20/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2519 92

IDENTIFICATION REFERENCE

APR 20 11 03 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 678714