5767 07/12 20.80- CHECK

**LIMITED

BOOK 5463 PAGE 882

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billie C. Rankins and wife,	SAME	71-13
Barbara Ann Rankins (NAME)	702 VANDERHORST Drive (NAME)	130
(STREET ADDRESS OR ROUTE NUMBER)	NASHville (STREET ADDRESS) TN 37207	
(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 Billie C. Rankins and wife, Barbara Ann Rankins

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:

A certain tract of land in Davidson County, Tennessee, being Lot Nos. 47 and 48 of Block "B" on the Plan of J. B. Haynie's Cumberland Heights, as of record in Book 57, page 170, Register's Office for said County.

Said Lot Nos. 47 and 48 front 50 feet each on the easterly side of Aline Avenue and extend back between parallel lines 125 feet to an alley.

Being the same property conveyed to Commerce Union Bank by Substitute Trustee's Deed from William H. McKeand, Substitute Trustee, of record in Book 4822, page 19, 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 (X) 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 its hand on this 29th day of June, 19 79

ATTEST: COMMERCE UNION BANK

BY: Linda H York BY: B. Don Ethridge

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__.

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Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Jean E. DeCoursey, a Notary Public within and for the State and County aforesaid, personally appeared B. Don Lockridge and Linda H. York, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Asst. Vice-President and Branch Assistant respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Assistant Vice-President and Branch Assistant, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said B. Don Lockridge as such Assistant Vice-President and attesting the same by the said Linda H. York as such Branch Assistant

WITNESS my hand and official seal at office at Nashville, Tennessee on this 29th day of June, 1979

My Commission Expires: 4-17-83

Jean E. DeCoursey
Notary Public

F 39582

WARRANTY DEED

FROM
Commerce Union Bank, a

TO
Tennessee banking corporation

Billie C. Rankins and wife,

Barbara Ann Rankins

Mail to:
Commerce Union Bank
3034 Dickerson Road
Nashville, TN. 37207

IDENTIF. REFERENCE

JUL 12 10 10 AM '79
FELIX A. LOVETT 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 $ 5,500.00

Billie C. Rankins
Affiant

Subscribed and sworn to before me this 29th day of June, 1979

My Commission Expires: 4-17-83

Jean E. DeCoursey
Notary Public

MAP-PARCEL NUMBERS

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
			5500.00- CO	
			14.30 CO TX	
			.50 PRFE	
			6.00 WDEED	
			CHECK	20.80-
5767A	07/12/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 39582

IDENTIFICATION REFERENCE

JUL 12 10 10 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 696514