*LIMITED

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

BOOK 5509 PAGE 246

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel A. Carlton & wife	SAME	119-1; 454
(NAME) 522 Elaine Dr.	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37211	(STREET ADDRESS)	
(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 Samuel A. Carlton and wife, Mildred H. Carlton

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 the 6th Civil District of Davidson County, Tennessee, being Lot No. 12 on the Map of Overhill City and W. H. Fox Subdivision of Block Nos. 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 67 feet on the northerly side of Peachtree Street and extends back between parallel lines, with the westerly margin of Burbank Avenue, 150 feet to an alley.

Being the same property conveyed to Commerce Union Bank, by Substitute Trustee's Deed from Al Babich, Substitute Trustee, of record in Book 5435, page 104, said Register's Office.

*All warranties of Commerce Union Bank herein contained are expressly limited to those persons or parties claiming by, through or under Commerce Union Bank.

unimproved ( )
This is improved (XX) property, known as 302 Peachtree Street, Nashville, Tennessee 37211
(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 3rd day of October, 1979

ATTEST: COMMERCE UNION BANK

BY: R Brad H Chapman BY:

SEND TAX BILLS TO | MAP/PARCEL NUMBERS

STATE OF _____)

COUNTY OF _____)

BOOK 5509 PAGE 247

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, Velora Spence, a Notary Public within and for the State and County aforesaid, personally appeared R. Bott Chapman and Al Bubick, with whom I am personally acquainted and who upon (his 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 R. Bott Chapman as such Vice Pres., and attesting the same by the said Al Bubick as such Banking Officer.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 3rd day of October, 1979

My Commission Expires: 5-8-82

Velora S. Spence
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
Commerce Union Bank, a Tennessee banking corporation

TO
Samuel A. Carlton and wife, Mildred H. Carlton

F. 5 5 8 5 7

IDENTIF. REFERENCE

OCT 3 4 12 PM '79

FELIX Z. WILSON II 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 $ 30,000.00

Samuel A. Carlton

Subscribed and sworn to before me this 2 day of Oct., 1979

My Commission Expires: _____

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

10 03 84.50 CHECK

6259

SEND TAX NOTICE TO | MAIL TAX NOTICE TO

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

RECEIVED OF _____ BOOK 5569 PAGE 248

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			30000.00- CO	
			78.00 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	94.50-
6259A10/03/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 558557

IDENTIF. REFERENCE

OCT 3 4 12 PM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 716428