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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
Archie F. Hutton & wife	SAME	43-13;254(Lot 78)
(NAME)- 1094 115 Harris St.	(NAME)	42-16;215(Lot 79)
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn.	(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 Archie F. Hutton and wife, E. Joice Hutton

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 tract or parcel of land in Davidson County, Tennessee, being Lot No. 78 and Lot No. 79 on the Plan of the Madison Realty Company's Subdivision of record in Book 547, page 164, Register's Office for Davidson County, Tennessee. Said lots together are more particularly described as follows:

Beginning at a point in the northerly margin of Harris Street said point being 255 feet more or less from the intersection of Harris Street and Gallatin Road and also being the southwest corner of Lot 79 and the southeast corner of Lot 80 as shown on the Plan of the Madison Realty Company's Subdivision. Thence, leaving the northerly margin of Harris Street, North 04° 59' 49" East 134.04 feet to an iron pin, being the northwest corner of Lot 79 and the northeast corner of Lot 80 of said Plan; thence, South 84° 10' 28" East 150.00 feet to an iron pin, being the northeast corner of Lot 78 and the northwest corner of Lot 77 on said Plan; thence, South 05° 01' 34" West 126.98 feet to an iron pin in the northerly margin of Harris Street, being the southeast corner of Lot 78 and the southwest corner of Lot 77 on said Plan; thence, along the northerly margin of said street North 86° 52' 21" West 150.00 feet to the point of beginning.

Being the same property conveyed to Commerce Union Bank, by Substitute Trustee's Deed from Philip J. Bagley, III, Substitute Trustee, of record in Book 5388, page 380, said Register's Office.

unimproved ( )
This is improved (X) property, known as 109 and 115 Harris Street, 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 9th day of November, 1979

ATTEST: COMMERCE UNION BANK

BY: Asst. V.P. & Banking Officer BY: [illegible]

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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

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Leanne Roades, a Notary Public within and for the State and County aforesaid, personally appeared R. Booth Chapman and Paul W. Martin, JR. with whom I am personally acquainted and who upon ~~his oath~~ their several oaths) acknowledged (~~himself~~, themselves) to be the V. President and Banking Officer respectively of the Commerce Union Bank the within named bargainor, a corporation, and that ~~he~~, they) as such V. President 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. Booth Chapman as such V. President and attesting the same by the said Paul W. Martin as such Banking Officer.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 9th day of November, 1979

My Commission Expires: 10/15/83

Leanne Roades
Notary Public

WARRANTY DEED

FROM
Commerce Union Bank, a

TO
Tennessee banking corporat

Archie F. Hutton and wife,

E. Joice Hutton

F. 62676

IDENTIF. REFERENCE

Nov 9 2 14 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 $ 112,500.00

Archie F. Hutton

Subscribed and sworn to before me this 9th day of November, 1979

My Commission Expires: 10/15/83

Leanne Roades
Notary Public

11/09 295.00

4809

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK~~ 5527 ~~PAGE~~ 800

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
			112500.00- CO	
			292.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 299.00-	
4809A 11/09/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.626776

T
IDENTIF. REFERENCE

Nov 9 2 14 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 724722