** SPECIAL
WARRANTY DEED

BOOK 5539 PAGE 144

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert B. Smith, et al (NAME)	Same (NAME)	138-
2721 Meadow Rose (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 25
Nashville Tenn 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	9 93 Jsl

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 Robert B. Smith and wife, Georgia Dell Smith, as to a 50% undivided interest and Gerald D. Clinard and wife, Joanne L. Clinard, as to a 50% undivided interest
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:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

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

F 66364

IDENTIF. REFERENCE

DEC 4 2 13 PM '79

FEES & TAXES RECEIVED BY REGISTER DAVIDSON COUNTY, TENN.

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 its hand this 23rd day of Nov, 1979

ATTEST: COMMERCE UNION BANK

BY: Randall Wilson BY: James L Robinson

STATE OF _____)

COUNTY OF _____)

BOOK 5539 PAGE 145

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, Nellie S. Rui, a Notary Public within and for the State and County aforesaid, personally appeared James L. Robinson and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Sr. Vice President and _____ respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Sr. Vice President and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said James L. Robinson as such Sr. Vice President, and attesting the same by the said James L. Robinson as such Sr. Vice President.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 23rd day of Nov., 1979

My Commission Expires: 8-2-80

Nellie S. Rui
Notary Public

NELLIE S. RUI NOTARY PUBLIC

WARRANTY DEED

FROM

Commerce Union Bank, a Tennessee banking corporation

TO

Robert B. Smith and wife, Georgia Dell Smith, as to a 50% undivided interest and Gerald D. Clinard and wife, Joanne L. Clinard, as to a 50% undivided interest

~~RETURN TO~~

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

C. U. Bank
2720 Tennessee Rd

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 84,045.00

Robert B. Smith

Subscribed and sworn to before me this 24th day of Nov, 1979

My Commission Expires: 6/7/80

Odell Binkley Jr.
Notary Public

ODELL BINKLEY, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

TRACT I:

Land in the 4th Civil District of Davidson County, Tennessee, being described according to a survey dated April 30, 1976, as revised on May 3, 1976 and August 2, 1976, prepared by John B. Rainey, Registered Land Surveyor, Job No. 76-044, as follows:

Beginning at an iron pin in the easterly margin of South Mt. Juliet Road, said point being located at the northwest corner of the property conveyed to Commerce Union Bank by deed of record in Book 4796, page 1, Register's Office for Davidson County, Tennessee, and being the most northerly point on the property lying east of South Mt. Juliet Road that was conveyed to Binkley Realty, Inc. by deed of record in Book 5029, page 195, said Register's Office; thence South 1° 47' 30" West for a distance of 820.07 feet to an iron pin; thence South 85° 18' 15" East for a distance of 2,910.88 feet to an iron pin; thence North 4° 46' East for a distance of 816.00 feet to an iron pin; thence North 85° 15' West for a distance of 2,953.47 feet to an iron pin, said iron pin being the point of beginning and containing 55.03 acres, more or less.

Being part of the same property conveyed to Commerce Union Bank by deed from Willie B. Bizzell and William B. Bizzell, Jr., of record in Book 4796, page 1, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in the 4th Civil District of Davidson County, Tennessee, being described according to a survey dated June 25, 1976 prepared by John B. Rainey, Registered Land Surveyor, Job No. 76-079, as follows:

Beginning at an iron pin in the easterly margin of South Mt. Juliet Road, said point being located at the northwest corner of the property conveyed to Commerce Union Bank by deed of record in Book 4796, page 1, Register's Office for Davidson County, Tennessee, and being the most northerly point on the property lying east of South Mt. Juliet Road that was conveyed to Binkley, Inc. by deed of record in Book 5029, page 195, said Register's Office; thence South 1° 47' 26" West 820.07 feet to an iron pin; thence North 85° 18' 14" West 141.74 feet to an iron pin located in the easterly margin of South Mt. Juliet Road; thence North 17° 20' 57" East 197.14 feet to a point; thence South 72° 48' East 10.00 feet to a point; thence North 17° 20' 57" East 249.21 feet to a point; thence North 15° 20' East 100.77 feet to a point; thence North 74° 40' West 10.00 feet to a point; thence North 1° 27' 11" East 285.25 feet to the point of beginning, containing 0.76 acres, more or less.

Being the same property conveyed to Commerce Union Bank by deed from Binkley Realty, Inc. of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 5539 PAGE 147

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

84045.00- CO
218.40 CO TX
.50 PRFEE
9.00 MDEED
CHECK 227.90-
9582A12/04/79 6AL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 66364

IDENTIF. REFERENCE

Dec 4 2 13 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No: 729348