6441 04/30 81.90- CHECK

*LIMITED

WARRANTY DEED

BOOK 5596 PAGE 571

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John S. Beasley, II	SAME	144-9;14
& wife (NAME)	(NAME)	144-9;15
335 4th Ave So. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Franklin, Tn. 37064 (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 John S. Beasley, II and wife, Allison T. Beasley

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:

Being Lot Nos. 2 and 3 on the Plan of Chickering Woods, as of record in Book 3842, page 105, Register's Office for said County, described as follows:

Beginning on the south boundary of the Subdivision at the corner of Lot Nos. 1 and 2; thence with the line between said Lots, north 1° 41' 51" east 50 feet; thence south 88° 18' 09" east 83.10 feet; thence north 0° 50' 31" east 304.94 feet; thence along the north line of Lot Nos. 2 and 3, south 89° 09' 29" east 704.73 feet to the northeast corner of Lot No. 3; thence along the east boundary of Lot No. 3, south 2° 25' 12' east 366.36 feet; thence along the south line of Lot Nos. 2 and 3, north 88° 18' 09" west 809.50 feet to the beginning, containing 6.010 acres, more or less.

Being the same property conveyed to Commerce Union Bank, by deed from New Keys Music, Inc., of record in Book 5302, page 97, Register's Office for Davidson County, Tennessee, and re-recorded in Book 5595, page 702, said Register's Office.

Grantor hereby conveys all easement rights it has in the common driveway serving Lots 1, 2 and 3 in the above subdivision as shown on the plan of record in Book 3842, page 105, said Register's Office.

Lot Nos. 1, 2 and 3 in the above subdivision have a joint use road and it is understood that the owner of each of these lots will maintain that portion of said road embraced within the boundaries of his lot.

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

The above property is conveyed subject to 1980 Metropolitan Government taxes, which have been prorated.

unimproved XX
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 30th day of April, 1980

ATTEST: COMMERCE UNION BANK

BY: [signature] BY: R Booth Chapman Sr VP

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

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared R. Booth Chapman and John N. Dillon, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Sr. Vice President and Exec. Vice President respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Sr. Vice President and Exec Vice President, 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 Sr. Vice President, and attesting the same by the said John N. Dillon as such Exec. Vice President.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 30 day of April, 1980

My Commission Expires: 10-18-81

Judy C. Fisher
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Commerce Union Bank, a Tennessee banking corporation

TO

John S. Beasley, II and wife, Allison T. Beasley

F 87351

IDENTIFICATION REFERENCE

APR 30 1 11 PM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

RUSH

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 29,000.00

Subscribed and sworn to before me this 30 day of April, 1980

My Commission Expires: 10-18-81

Judy C. Fisher
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5596 PAGE 573

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

2500.00- CO
75.40 CO TX
.50 PRFEE
6.00 WDEED
CHECK 81.90-
6441A04/30/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 87351

IDENTIF. REFERENCE

APR 30 | 11 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 755230