This instrument prepared by:
C. D. Rippy, Attorney
26th Floor, L & C Tower
Nashville, TN 37219

BOOK 5624 PAGE 90

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills to:	Map/Parcel No.
Lester L. Turner 101 Broad Street Nashville, TN 37201	Same	93-6-2 Par. 102

FOR AND IN CONSIDERATION of the sum of Seventy Thousand and No/100 ($70,000.00) Dollars, cash in hand paid by Lester L. Turner, receipt of which is hereby acknowledged, the Commerce Union Bank, Nashville, Tennessee, Executor and Trustee under the will of James W. Napier, Jr., deceased, of record in Will Book 113, page 425, of the Probate Court of Davidson County, Tennessee with full power to sell, transfer and convey without the joinder of any beneficiary, has bargained and sold, and by these presents does transfer and convey unto the said Lester L. Turner, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Beginning at the southwest corner of Broad Street and First Avenue, South; running thence westwardly with the northerly margin of Borad Street 50 feet; thence southwardly 150 feet, more or less, to an alley; thence eastwardly along the northerly margin of said alley 50 feet to First Avenue, South; thence northwardly with the westerly margin of First Avenue, South 150 feet, more or less, to the beginning.
>
> The above described property was devised to Commerce Union Bank, Executor and Trustee by will of James W. Napier, Jr., deceased, of record in Will Book 113, page 425, County Court of Davidson County, Tennessee.
>
> By this deed the present lease to Lester L. Turner is cancelled.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $70,000.00.

Lester L. Turner
Affiant

Subscribed and sworn to before me, this 30th day of June, 1980.

Sharon C. Couch
Notary Public

My Commission Expires: July 22, 1981

This is improved property, known as 101 Broad Street, Nashville, Tennessee 37201.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lester L. Turner, his heirs and assigns, forever.

And Commerce Union Bank, Executor and Trustee as aforesaid, does covenant with the said Lester L. Turner that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for 1980 taxes which are assumed by buyer and prorated in the settlement.

CHECK

And Commerce Union Bank, Executor and Trustee as aforesaid does further covenant and bind itself and itself and its successors to warrant and forever defend the title to the said land to the said Lester L. Turner, his heirs and assigns against the lawful claims of all persons whomsoever.

In making the aforesaid covenants and warranties, Commerce Union Bank does so as Executor and Trustee as fully as it could or ought to do, but no further or otherwise.

IN WITNESS WHEREOF, the Commerce Union Bank, Executor and Trustee U/W James W. Napier, Jr., deceased, has caused its name to be signed hereto, by its duly authorized officers on this 30th day of June, 1980.

COMMERCE UNION BANK, EXECUTOR AND TRUSTEE U/W JAMES W. NAPIER, JR., DECEASED

By: M. Kirk Scobey
M. Kirk Scobey, Sr. Vice President

ATTEST:

T. Vance Little
Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, in and for said county and state, personally appeared M. Kirk Scobey and T. Vance Little, with whom I am personally acquainted, and who upon oath acknowledged themselves to be Senior Vice Presidents of Commerce Union Bank, Executor and Trustee U/W of James W. Napier, Jr., deceased, the within named bargainor, a corporation, and that they as such Senior Vice Presidents, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by M. Kirk Scobey, as Senior Vice President, and attesting the same by T. Vance Little as Senior Vice President.

WITNESS my hand and seal at office in Nashville, Tennessee, this 30th day of June, 1980.

Callie S. Cheney
Notary Public

My Commission Expires: 2-18-82

NOTARY PUBLIC

USH

F.9.7.4.2.4

IDENTIF. REFERENCE

Jul 14 1 27 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5624 PAGE 92

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
			70000.00- CO	
			182.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 188.50-	
9414A07/14/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9. 7. 4. 2. 4

IDENTIF. REFERENCE

Jul 14 1 27 PM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 767713