7440 10/09 279.50- CHECK

BOOK 5662 PAGE 848

WARRANTY DEED Car

THIS INSTRUMENT WAS PREPARED BY Fite

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sidney B.Smith,III and wife, Joan (NAME) Smith	Same (NAME)	158;83
1896 Shamrock Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tn. 37027 (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 Sidney B. Smith, III and wife, Joan S. Smith

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson and Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson and Williamson Counties, Tennessee, being Lot No. 27 on the Plat of Laurelwood of record in Plat Book 4460, page 121, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Noel Drive at the common corners of Lot 1 and 27; thence leaving said drive and with the line between said lots S 88° 53' E 226.12 feet to a point, the common rear corner of Lots 26 and 27; thence southerly with the line between said lots 228.21 feet to a point in the north margin of Shamrock Drive; thence in a westerly direction with said drive and along a slight curve to the left 155.0 feet to a concrete monument the beginning of a curve to the right, having a radius of 30.0 feet; thence around said curve 47.12 feet to a concrete monument in the east margin of Noel Drive; thence with said drive north 1° 07' east 180.0 feet to the point of beginning.

Being the same property conveyed to Commerce Union Bank by deed from Brenda Reed Cowan and husband, James C. Cowan, Jr., of record in Book 5595, page 311, Register's Office for Davidson County, Tennessee, and of record in Book 364, page 655, Register's Office for Williamson County, Tennessee.

The above property is conveyed subject to the following:

1. Restrictive covenants of record in Book 4695, page 232, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 4460, page 121, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX property, known as 1896 Shamrock Drive, Brentwood, Tennessee 37027
(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 8th day of October , 19 80

ATTEST:

BY:

COMMERCE UNION BANK

BY:

STATE OF _____)

COUNTY OF _____)

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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 John H. Dillon and Ronald G. Turner, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Exec. Vice Pres. and Asst. Vice Pres. respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Executive Vice President and Assistant 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 John H. Dillon as such Exec. Vice President, and attesting the same by the said Ronald G. Turner as such Assistant Vice President.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 8 day of Oct., 1980

My Commission Expires: 10-18-81

Judy C. Fisher
Notary Public

WARRANTY DEED

FROM

Commerce Union Bank, a

TO

Tennessee banking corporati

Sidney B. Smith, III and wi

Joan S. Smith

G. I. 1-8 9 5

IDENTIF. REFERENCE

OCT 9 1 13 PM '80

FELIX Z. WILSON JR. REG. STAT.
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/$ 105,000.00

Sidney B. Smith III

Subscribed and sworn to before me this 8 day of Oct 1980

Leanne Rhodes
Notary Public

My Commission Expires: 10/15/83

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

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
			105000.00- CO	
			273.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 279.50-	
7440A	10/09/80		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I. 1.8 9 5

IDENTIF. REFERENCE

OCT 9 | 14 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENNESSEE

No. 785125