*LIMITED
WARRANTY DEED

BOOK 5671 PAGE 323

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. C. Spain and Harold Hitt	A. C. SPAIN mail	I:Map71-15
(NAME)	(NAME) RT I - PRIMM SPRINGS, TN	Parcel 77
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) 38476	II:Map 92-7
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Parcel 119

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 A. C. Spain and Harold Hitt

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:

TRACT No. I:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 39 on the Map of Eastmoreland Place, of record in Book 161, page 170, Register's Office for Davidson County, Tennessee.

Beginning at a point in the north margin of Eastmoreland Avenue at an iron pin at the corner of Lot Nos. 38 and 39; thence with the line between said lots, northerly 140 feet to the south margin of an alley; thence with said margin of the same easterly 34.5 feet; thence southerly 68 feet; thence westerly 7 feet; thence southerly 72 feet to the north margin of Eastmoreland Avenue; thence with the margin of the same, westerly 26 feet to the beginning.

TRACT No. I being the same property conveyed to Commerce Union Bank by Trustee's Deed from Stephen C. Baker, Trustee, of record in Book 5670 page 375, Register's Office for Davidson County, Tennessee.

TRACT No. II:

Land in Davidson County, Tennessee, being Lot No. 2 and the south 18 feet of Lot No. 3 on the Plan of A. Roth's Subdivision of Lot No. 12, Boyd McNairy Plan, as of record in Book 57, page 79, Register's Office of said County.

Said Lot No. 2 and part of said Lot No. 3 adjoin and front together 43 feet on the westerly side of 24th Avenue North, and extend back between parallel lines, 140 feet to an alley.

TRACT No. II being the same property conveyed to Commerce Union Bank by Trustee's Deed from Stephen C. Baker, Trustee, of record in Book 5670 page 375, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) 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 _____ hand _____ this 28TH day of Oct, 19 80

ATTEST: Fred L White II — COMMERCE UNION BANK

TITLE: ASSISTANT VICE PRES. — BY: Nan J Cook

TITLE: SENIOR VICE PRESIDENT

Form 3

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

BOOK 5671 PAGE 324

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Patsy A. Nash, a Notary Public within and for the State and County aforesaid, personally appeared William T. Curley and Fred L. White with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Senior Vice President and Assistant Vice President respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Senior 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 William T. Curley as such Senior Vice President and attesting the same by the said Fred L. White as such Assistant Vice President.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 28 day of Oct, 1980

My Commission Expires: 4-22-84

Patsy A. Nash
Notary Public

WARRANTY DEED

FROM

COMMERCE UNION BANK

TO

A. C. Spain And Harold Hitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 30,487.69

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF Oct 1980.

Deputy Register

G.I.5035

IDENTIF. REFERENCE

Oct 29 2 27 PM '80

FELIX Z. WILSON JR. 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 $ 30,487.69

Subscribed and sworn to before me this 28 day of Oct, 1980

My Commission Expires: 4-22-84

Patsy A. Nash
Notary Public

1439

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5671 PAGE 325

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
			30487.69- CO	
			79.30 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	85.80-
1439A	10/29/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.1.5.0.3.5

T
IDENTIF. REFERENCE

OCT 29 2 27 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN.

No. 788995