*LIMITED

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Armstrong, Jr.	Commerce Union Bank	136-7;54
120 Timber Ridge Drive (NAME)	One Commerce Place (NAME)	
Nashville, Tn. 37217 (STREET ADDRESS OR ROUTE NUMBER)	Nashville, Tenn. 37239 (STREET ADDRESS)	BOOK 5672 PAGE 963
(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 James M. Armstrong, Jr., an unmarried person

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:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Priest Lake Park, Section 2, of record in Book 4175, pages 56, 57, and 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts 95 feet on the northerly side of Timber Ridge Drive and runs back between lines 133.9 feet on the westerly line and 132.13 feet on the easterly line to a line at the rear measuring 94.98 feet thereon.

Being the same property conveyed to Commerce Union Bank, by Substitute Trustee's Deed from William C. Argabrite, Substitute Trustee, of record in Book 5637, page 980, 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 120 Timber Ridge Drive, Nashville, Tenn. 37217
(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 31st day of October , 19 80

ATTEST:

By: James M. Newbill
James M. Newbill,
Banking Officer

COMMERCE UNION BANK

By: R. Booth Chapman
R. Booth Chapman, Senior Vice President

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 R. Booth Chapman and James M. Newbill, with whom I am personally acquainted and who upon ~~his oath~~ their several oaths) acknowledged ~~(himself~~ themselves) to be the Senior Vice President and Banking Officer respectively of the Commerce Union Bank the within named bargainor, a corporation, and that ~~he~~ they) as such Senior Vice President and Banking Officer, 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 Senior Vice President, and attesting the same by the said James M. Newbill as such Banking Officer.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 31 day of October, 1980

My Commission Expires: 5-8-82

Notary Public

NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

*LIMITED WARRANTY DEED

FROM
Commerce Union Bank, a Tennessee banking corporation

TO
James M. Armstrong, Jr., an unmarried person

G.I. 5584

IDENTIF. REFERENCE

Nov 3 9 38 AM '80

FELIX Z. GILLOCK 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 $ 72,500.00

Subscribed and sworn to before me this 31 day of Oct, 1980

My Commission Expires: 10/15/83

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			72500.00- CO	
			187.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 195.00-	
			2052A11/03/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I.5584

T
IDENTIF. REFERENCE

Nov 3 9 38 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 789623