BOOK 5676 PAGE 350

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 W. Stewart	Same	
(NAME) 4411 Chickering Lane	(NAME)	68;38
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37215	(STREET ADDRESS)	
(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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. STEWART

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:

(FOR PROPERTY DESCRIPTION SEE EXHIBIT A ATTACHED HERETO AND BY REFERENCE INCORPORATED HEREIN.)

STEPHEN C. BAKER NOTARY PUBLIC DAVIDSON COUNTY

The real property described in Exhibit A is subject to a lien for 1980 Metropolitan taxes and a flowage easement of record in Book 2155, page 311, said Register's Office for Davidson County, Tennessee.

unimproved (X)
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 our hands this 17th day of November, 19 80.

ATTEST: [signature]

TITLE: Asst V.P.

COMMERCE UNION BANK

BY: [signature]

TITLE: Sr V.P.

Form 3

3620

11/10 282.50- CHECK

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, Stephen C. Baker, a Notary Public within and for the State and County aforesaid, personally appeared Ronald G. Turner and R. Booth Chapman, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Assistant Vice-President and Senior Vice-President respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Assistant Vice-President and Senior 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 Senior 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 7th day of November, 1980

My Commission Expires: 1-22-84

Stephen C Baker
Notary Public

WARRANTY DEED

FROM COMMERCE UNION BANK

TO JAMES W. STEWART

316799

IDENTIF. REFERENCE

Nov 10 3 18 PM '80

FELIX A. ... DAVIDSON CO.

RETURN TO: Dearborn & Ewing ATTORNEYS NASHVILLE, TENN.

SCB

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 104,999.13

Thomas J Faulconer

Subscribed and sworn to before me this 10th day of Nov., 1980

My ~~Commission~~ Expires: _____

E. Bresheas Dep. Log.
~~Notary Public~~

EXHIBIT A TO WARRANTY DEED
FROM COMMERCE UNION BANK TO JAMES W. STEWART
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor # 823, dated October 14, 1980, and known as Job No. 80-056 as follows:

Beginning at an iron pin on the southerly margin of Old Hydes Ferry Pike (25' South of the centerline), said point of beginning being the Northeast corner of this tract and the Northwest corner of the B.J. Johnson land of record in Deed Book 5018, page 635, R.O.D.C., Tennessee; thence with Johnson's line and a fence the following twenty-six calls: S06°48'33"W 249.95' to an iron pin; thence S01°38'19"W 98.56' to an iron pin; thence S07°37'21"W 30.39' to an iron pin; thence S13°41'07"W 76.22' to an iron pin; thence S09°30'08"W 338.06' to an iron pin; thence S10°32'11"W 124.21' to an iron pin; thence S18°41'09"W 54.99' to an iron pin; thence S18°28'11"W 338.35' to an iron pin; thence S07°38'34"W 52.57' to an iron pin; thence S07°00'48"E 75.00' to an iron pin; thence S18°20'05"E 250.77' to an iron pin; thence S12°59'30" 129.47' to an iron pin; thence S63°34'38"E 39.83' to an iron pin; thence S37°14'29"E 44.13' to an iron pin; thence S68°27'05"E 178.91' to an iron pin; thence N74°24'44"E 94.28' to an iron pin; thence N81°11'15"E 106.99' to an iron pin; thence N75°25'14"E 142.25' to an iron pin; thence N63°15'57"E 30.83' to an iron pin; thence N82°12'22"E 46.49' to an iron pin; thence S53°31'54"E 57.87' to an iron pin; thence S34°16'11"E 47.84' to an iron pin; thence S66°15'31"E 71.68' to an iron pin; thence S81°20'01"E 48.61' to an iron pin; thence N78°13'43"E 148.96' to an iron pin; thence S73°10'20"E 176.71' to an iron pin on the bank of the Cumberland River; thence with said River S31°11'52"W 1036.34' to an iron pin; thence continuing with said river S28°00'21"W 1,268.99' to a point; thence leaving said river N36°47'06"W 1,385.04' to an iron pin at a fence corner; thence with a fence N04°42'46"E 2,464.84' to an iron pin on the southerly margin of the aforesaid Old Hydes Ferry Pike; thence with the southerly margin of said Pike the next four calls: N69°55'42"E 74.34' to an iron pin; thence N66°54'06"E 151.89' to an iron pin; thence N63°43'21"E 222.21' to an iron pin; thence N63°29'00"E 402.06' to the point of beginning, containing 80.86 acres more or less.

Being the same property conveyed to Commerce Union Bank by deed from Stephen C. Baker, Trustee of record in Book 5630, page 362, Register's Office of 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
			104935.13-	CO
			273.00	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	282.50-
3620A	11/10/80	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

316799

IDENTIF. REFERENCE

NOV 10 3 18 PM '80

No. 791109