BOOK 5680 PAGE 748

File

WARRANTY DEED

Car

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert B. Smith and wife, Georgia Smith	SAME	MAP 138
(NAME)	(NAME)	PART OF PARCELS
2721 MEADOW ROSE DRIVE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	93 + 110
NASHVILLE TN. 37206 (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 Robert B. Smith and wife, Georgia Smith

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:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN).

G 1-8383

IDENTIF. REFERENCE

Nov 20 10 50 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

5657

11/20 87.50- CHECK

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 its hand this 17th day of November, 19 80

ATTEST: James L. Robinson Sr VP COMMERCE UNION BANK

By: By: R Booth Chapman Sr VP

Form 3

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

WITNESS my hand and official seal at office at Nashville, Tennessee on this 17 day of November, 1980

My Commission Expires: 10-15-83

Judy C Fisher
Notary Public

WARRANTY DEED

FROM
Commerce Union Bank, a Tennessee banking corporation

TO
Robert B. Smith and wife, Georgia Smith

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 ~~$~~ 30,000.00

Robert B Smith

Subscribed and sworn to before me this 17 day of Nov, 1980

My Commission Expires: 10/15/83

Leanne Roades
Notary Public

EXHIBIT A

Land in Davidson County, Tennessee and being Tract 1 as described according to a survey by J. Bruce Rainey, Surveyor No. 823, dated October 24, 1980 and known as Job No. 80-238 as follows:

Beginnning at an iron pin on the easterly margin of South Mt. Juliet Road, said point of beginning being the Northwest corner of this tract; thence leaving the margin of said Road S 85° 18' 14" E 141.74' to an iron pin; thence S 85° 18' 15" E 2,910.88' to an iron pin in a fence line; thence with fence S 04° 46' 00" W 242.00' to an iron pin; thence leaving said fence N 85° 20' 25" W 3,096.59' to an iron pin on the easterly margin of the aforesaid South Mt. Juliet Road; thence with the easterly margin of said Road the next three calls: N 17° 12' 00" E 94.89' to a point; thence N 72° 48' 00" W 10.00' to a point; thence N 17° 20' 57" E 152.86' to the point of beginning, containing 17.16 acres, more or less.

Being part of the same property conveyed to Commerce Union Bank, by Trustee's Deed from James L. Robinson, Trustee, of record in Book 5670, page 577, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Commerce Union Bank by deed from Binkley Realty, Inc., of record in Book 5674, page 926, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following restrictions:

1. All tracts shall be limited to one residence per tract unless otherwise approved by the Planning Commission and Health Department.

2. Tracts shall have a minimum of 1,000 square feet living area.

3. No mobile homes or modular homes shall be permitted.

4. No commercial poultry houses or operations; no commercial dog kennels and no swine shall be permitted on any of these tracts.

5. No unfinished building or basement may be used as a residence.

6. No barns or outbuildings shall be erected closer than 500 feet to public road or highway.

7. All barns or outbuildings shall be erected no closer than 100 feet from the rear of any residence and 25 feet off any side line.

8. All homes to be at least 100 feet setback from highway and at least 25 feet set off any sideline.

9. Nothing of a nuisance or to mar the beauty of the neighborhood shall be allowed.

10. These restrictions are to be included and a part of the deed and enforceable by any adjoining property owner or subsequent owners for a period of 15 years.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5680 PAGE 751

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
			30000.00- CO	
			78.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	87.50-
5657A11/20/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1.8383

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IDENTIF. REFERENCE

Nov 20 10 50 AM '80
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 793075