5167. 12/15 329.31 - DAVIDSON

# 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 | | |
|---|---|---|---|---|
| Marion Thurman Builder, Inc. (NAME) | SAME (NAME) | Map 86-11 | 86-12 | 86-16 |
| 3201 Murfreesboro Rd. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcels 9-11 | 14-30 | 14-17 |
| Nashville, TN (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 and Robert E. Earheart and wife, Lucretia H. Earheart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marion Thurman Builder, Inc., a Tennessee corporation

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:

Being Lot Nos. 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, and 122, Hermitage Woods Subdivision, Section 3-A, of record in Book 5200, pages 161 and 162, Register's Office for Davidson County, Tennessee, to which reference is hereby for a more complete description of said lots.

Being part of the same property conveyed to Commerce Union Bank and Robert E. Earheart, as tenants in common, by quitclaim deed from D. R. Pirtle, Robert E. Earheart, Walter B. Griffin, John W. Griffin and Pirtle, Earheart, Griffin and Griffin, a partnership composed of D. R. Pirtle, Robert E. Earheart, Walter B. Griffin and John W. Griffin, of record in Book 5637, page 765, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1980 Metropolitan Government taxes.
2. 1979 Metropolitan Government taxes.
3. The Plan of record in Book 5200, pages 161 and 162, said Register's Office.
4. Easement for flow of Dry Fork Stoners Creek.
5. Title to that portion of the premises embraced within the bounds of Old Lebanon Dirt Road.

unimproved ( )
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 hand s this 5th day of December, 19 80

COMMERCE UNION BANK
BY: [signature] V.P.
ATTEST:
BY: [signature] AVP

[signature]
Robert E. Earheart

[signature]
Lucretia H. Earheart

Form 3

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

BOOK 5688 PAGE 419

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Earheart and wife, Lucretia H. Earheart, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5 day of Dec., 1980

Commission Expires: 7-21-84

Susan Jackson
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 Jack H. Jessup and Patricia Morton, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Vice President and Assistant Vice President respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such 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 Jack H. Jessup as such Vice President and attesting the same by the said Patricia Morton as such Assistant Vice President

WITNESS my hand and official seal at office at Nashville, Tennessee on this 5 day of Dec., 1980

My Commission Expires: 7-21-84

Susan Jackson
Notary Public

**WARRANTY DEED**

FROM Commerce Union Bank, a Tennessee banking corporation and Robert E. Earheart and wife, Lucretia H. Earheart

TO Marion Thurman Builder, Inc., a Tennessee corporation

321098

IDENTIF. REFERENCE

Dec 10 11 01 AM '80

FEE 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 $ 122,550.00

Bond Amount

Subscribed and sworn to before me this 5 day of Dec., 1980

My Commission Expires: 7-21-84

Susan Jackson
Notary Public

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 5688 PAGE 420

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 125000.00- CO | |
| | | | 318.50 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 325.00- | |
| 9167A12/10/98 | | | BAL .00 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

321098

IDENTIF. REFERENCE

Dec 10 11 01 AM '98

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

**No. 796469**