9852 12/12 89.44- CHECK

FORM NO. WD-1

LIMITED WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

31,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF DECEMBER, 1989.

Notary Public

MY COMMISSION EXPIRES: 10/17/92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn and Mazer, Attorneys, 20th Floor, 1st American Center, Nashville, TN 37238

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick D. Burton (NAME)	Western Pacific Financial Corporation (NAME)	MAP 80-11
1456 Snell Blvd. (STREET ADDRESS OR ROUTE NUMBER)	1201 East Highland Avenue (STREET ADDRESS)	PAR 2
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	San Bernardino, California 92404 (CITY) (STATE) (ZIP)	13DA-68205

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 Frederick D. Burton and wife Dorothy O. Burton and Judith A. Ecnols

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. 366 on the Plan of Bordeaux Hills, Section 2, as of record in Book 3600, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Commerce Union Bank, by deed from William C. Argatrite, Substitute Trustee, of record in Book 5582, page 717, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

Commerce Union Bank, by virtue of the signatures of its authorized officers below herein conveys whatever title it received in the deed aforementioned and warrants nothing further.

This is unimproved ( ) improved (XX) property, known as 1456 Snell Blvd. (House Number) (Street) Nashville, TN 37218 (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 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 my hand this 8TH day of DECEMBER, 1989

Commerce Union Bank by [signature] SVP

Commerce Union Bank by Mida Newbill Banking Officer.

STATE OF TENNESSEE
Davidson County

BOOK 5689 PAGE 535

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 _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared [illegible] and [illegible] with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the [illegible] and [illegible] respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he / they) as such [illegible] and [illegible], being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said [illegible] as such [illegible], and attesting the same by the said [illegible] as such [illegible]

Witness my hand and official seal at office at Nashville on this the 8th day of DECEMBER, 19 80.

My commission expires [illegible]

[illegible]
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Commerce Union Bank

TO
Frederick D. Burton

G 2.1.6 4 7

IDENTIF. REFERENCE

DEC 12 9 52 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5689 PAGE 536

RECEIVED OF _____

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

31900.00-	CO
88.94	CO TX
.50	PRFEE
6.00	WDEED
CHECK	89.44-
9852A12/1E/CO BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62.1.6 4 7

IDENTIF. REFERENCE

DEC 12 9 52 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 797138