File Book car

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,774.68

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF December 1980

Notary Public

MY COMMISSION EXPIRES: 10/15/83

(AFFIX SEAL)

BOOK 5693 PAGE 191

THIS INSTRUMENT WAS PREPARED BY
ROBERT ORR, JR., ATTORNEY-AT-LAW, 1128 J.C. BRADFORD BLDG, NASHVILLE, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Alvin Crossman (NAME)	Same (NAME)	59-14-201
4420 Herbert Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	59-14-202
Nashville, TN 37215 (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 Alvin Crossman and H. Frederick Humbracht, Jr.

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 Lots 2 and 3 on the Plan of Blackman's Commercial Development, as of record in Book 3842, page 164, Register's Office for said County, and described together as follows:

Beginning at a point in the Easterly margin of Buena Vista Pike, at a monument at the Southwest corner of Lot 3; thence with the margin of said Pike, Northerly 186.46 feet to the corner of Lots 1 and 2; thence with the line between said Lots, Easterly 193.8 feet to a point; thence along the rear line of Lots 2 and 3, South 29 deg. 56' East 289.1 feet to the Southeast corner of Lot 3; thence along the line of Lot 3, South 66 deg. 53' West 118.5 feet to a monument in the Cumberland Sertoma Club property; thence along said Club's Easterly line, North 37 deg. 43' West 103 feet to a monument; thence along the Northerly line South 66 deg. 06' West 94.6 feet to the point of beginning.

Being the same property conveyed to Commerce Union Bank by Trustee's Deed from Robert W. Sturdivant, Trustee, of record in Book 5600, at page 584, Register's Office for Davidson County, Tennessee.

Commerce Union Bank, as grantor, will forever warrant and defend all of the property herewith granted to grantees, their heirs, and assigns, against every person lawfully claiming the same or any part thereof by, through, or under grantor.

This is unimproved ( ) improved (X) property, known as 3620 Buena Vista Pike, Nashville, Tennessee, 37218
(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 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 Seventeenth day of December, 1980

Commerce Union Bank
By: W.A. Stringer V.P.

Commerce Union Bank
By: R Booth Chapman Sr VP

STATE OF TENNESSEE
Davidson County

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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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

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

Witness my hand and official seal at office at Nashville, Tennessee on this the day of December, 1980.

My commission expires 10-18-81

Judy C Fisher
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

12/22 251.58- CHECK

LIMITED
WARRANTY DEED

FROM

COMMERCE UNION BANK

TO

JAMES ALVIN CROSSMAN and

H. FREDERICK HUMBRACHT, JR.

G 22968

IDENTIF. REFERENCE

Dec 22 3 07 PH '80

FELIX ZANDER REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5693 PAGE 193

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

$5774.68- CO
249.08 CO TX
.50 PRFEE
6.00 WDEED
CHECK 255.58-
1666A12/22/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 2 9 6 8

T
IDENTIF. REFERENCE

Dec 22 3 07 PM '80

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

No. 798885