1949 12/23 214.50- CHECK

BOOK 5693 PAGE 863

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 Ronald Morrison	SAME	Map 96-13
(NAME) 115 Becker Ave.	(NAME)	Par. 148
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, Tn. 37138	(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, a Tennessee banking corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Ronald Morrison, an unmarried person

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 the Third, formerly Second, Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Hickerson & Hickerson, Engineers, dated October 31, 1961, and described as follows, to-wit:

Beginning at an iron pin in the easterly margin of the relocated Donelson Pike, said beginning point being 350 feet in a southerly direction along the easterly margin of the relocated Donelson Pike from the southeast corner of the intersection of the relocated Donelson Pike and Allen Road; thence north 84° 14' east 200 feet to a point; thence south 4° 07' east 106.6 feet to a point; thence south 85° 56' west 200 feet to a point; thence north 4° 07' west along the easterly margin of the relocated Donelson Pike 100.7 feet to the point of beginning.

Being part of the same property conveyed to Commerce Union Bank, by Trustee's Deed from James L. Robinson, Trustee, of record in Book 5067, page 577, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. A Roadway Easement of record in Book 3072, page 249, said Register's Office.

2. Restrictive covenants of record in Book 4686, page 568, said Register's Office.

unimproved (X)
This is improved ( ) property, known as 515 Donelson Pike, Nashville, Tenn. 37214
(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 22nd day of December, 19 80

ATTEST: COMMERCE UNION BANK

BY: James Michael Newbill, Banking Officer BY: James L. Robinson, Sr. V-P

Form 3

STATE OF _____)

COUNTY OF _____)

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. Robinson and James Michael Newbill, with whom I am personally acquainted and who upon ~~MXXXXX~~ their several oaths) acknowledged (~~himself~~ themselves) to be the Sr. Vice-President and Banking Officer respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (~~he~~, they) as such Sr. Vice-President and Banking Officer, 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. Robinson as such Sr. Vice-President, and attesting the same by the said James Michael Newbill as such Banking Officer.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 22 day of Dec., 1980

My Commission Expires: 10/15/83

Leanne Roader
Notary Public

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WARRANTY DEED

FROM
Commerce Union Bank, a
Tennessee banking corporation

TO
James Ronald Morrison, an
unmarried person

IDENTIF. REFERENCE

DEC 23 2 10 PM '80

FELIX Z. ZOLLICOFFER, REGISTER
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 $ 80,000.00

James Ronald Morrison

Subscribed and sworn to before me this 22 day of Dec., 1980

My Commission Expires: 10/15/83

Leanne Roader
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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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
			80000.00- CO	
			208.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 214.50-	
1949A	12/23/80		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

DEC 23 2 10 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 799157