BOOK 5699 PAGE 944

4726 01/14 469.30- CHECK

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
Laurence DeFrance	Commerce Union Bank	117-6; 7
(NAME) 2320 Golf Club Lane	(NAME) One Commerce Place	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37215	(STREET ADDRESS) Nashville, Tennessee 37219	
(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 Laurence De France and wife, Christine A. DeFrance

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 7th, formerly the 11th, Civil District of Davidson County, Tennessee, near the City of Nashville, Being part of Lot No. 1 on the plan of Farm Lands of Samuel Watkins, deceased, of record in Book 57, page 16, Register's Office for said County, being Lot No. 3 on an unrecorded plan made by W. B. Southgate, Surveyor, September, 1926, described as follows:

Beginning on the northerly margin of Golf Club Road, at a point 340 feet west of the westerly margin of Wortham, formerly Medland, Avenue, which Avenue adjoins and is immediately west of the land conveyed to C. F. Anderson by deed from E. L. Hampton and wife, of record in Book 716, page 259, said Register's Office; thence with the northerly margin of Golf Club Road, North 86° 36' West 170 feet to the corner of Lot Nos. 3 and 4; thence with the line between said two lots, North 3-1/2° East 300 feet; thence South 86° 30' East 170 feet to the corner of Lot Nos. 2 and 3; thence with the line between said two lots, South 3-1/2° West 300 feet to the beginning.

Being the same property conveyed to Commerce Union Bank, by Successor Trustee's Deed from J. Greer Cummings, Jr., Successor Trustee, of record in Book 5624, page 953, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2320 Golf Club Lane, Nashville, Tennessee, 37215
(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 30th day of December, 1980.

ATTEST: (Donald Jones)

TITLE: Asst. V.P.

COMMERCE UNION BANK

BY: R Booth Chapman

TITLE: SVP

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

WITNESS my hand and official seal at office at Nashville, Tennessee, on this 30 day of Dec, 1980

My Commission Expires: 10-18-81

Judy C. Fisher
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM
COMMERCE UNION BANK

TO
LAURENCE DeFRANCE and wife,
CHRISTINE A. DeFRANCE

G 2 5 2 5 3
G 2 5 2 5 3

IDENTIF. REFERENCE

JAN 14 10 59 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: File
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 178,000.00

BY: Laurence DeFrance

Subscribed and sworn to before me this 30th day of Dec., 1980.

CATHERINE P. COLLINS NOTARY PUBLIC DAVIDSON CO.

My Commission Expires: 7/21/84

Catherine P. Collins
Notary Public

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

RECEIVED OF _____ BOOK 5699 PAGE 946

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
			178000.00- CO	
			462.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	469.30-
4726A01/14/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.2.5.2 5.3

IDENTIF. REFERENCE

JAN 14 10 59 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 801823