*LIMITED

9215 02/10 159.90- 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
Thomas Edward Sanders	Commerce Union Bank	Map 90-15
& wife (NAME)	(NAME)	Parcel 153
6107 Lawson Ave.	One Commerce Place	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 5709 PAGE 360
Nashville Tn. 37209	Nashville, Tennessee 37239	
(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 Thomas Edward Sanders and wife, Judy Paulette Sanders

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 No. 1165 on the Plan of Section 16, Charlotte Park, as of record in Book 3300, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 1165 fronts 68 feet on the westerly side of Capri Court, and extends back 230.7 feet, more or less, on the northerly line and 269.1 feet, more or less, on the southerly line, which is a broken line, to the low water mark of the Cumberland River; and measures 20 feet, more or less, thereon.

Being the same property conveyed to Commerce Union Bank, by Trustee's Deed from Stephen C. Baker, Trustee, of record in Book 5672, page 695, Register's Office for said County.

The above property is conveyed subject to the following:

1. 1981 Metropolitan Government taxes, which have been prorated.

2. Restrictive covenants of record in Book 3502, page 586, said Register's Office.

3. A Mutual Easement of record in Book 5131, page 767, said Register's Office.

4. The Plan of record in Book 3300, page 97, said Register's Office.

5. Flowage easement and restrictions as contained in instrument of record in Book 2142, page 313, said Register's Office.

*All warranties of Commerce Union Bank herein contained are expressly limited to those persons or parties claiming by, through or under Commerce Union Bank.

This is improved (XX) unimproved ( ) property, known as 403 Capri Court, Nashville, Tennessee 37209
(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 30th day of January, 1981

ATTEST:

BY: Ron M. Smith Asst. Vice Pres.

COMMERCE UNION BANK

BY: R Brent Cooper Sr VP

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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 Ron N. Suedekum, 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 Ron N. Suedekum as such Asst. Vice-President.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 30 day of Jan., 19 81

My Commission Expires: 10/15/83

Leanne Rogden
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Commerce Union Bank, a

TO
Tennessee banking corporation

Thomas Edwards Sanders and wife, Judy Paulette Sanders

G. 28857

IDENTIF. REFERENCE

FEB 10 9 42 AM '81

FELIX Z. WILSON JR. 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 $ 59,000.00

Thomas E. Sanders

Subscribed and sworn to before me this 30 day of Jan., 19 81

My Commission Expires: 10/15/83

Leanne Rogden
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

59000.00- CO
153.40 CO TX
.50 PRFEE
6.00 WDELD
CHECK 153.90-
9215A02/10/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3288 57

IDENTIF. REFERENCE

FEB 10 9 42 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 806132