**LIMITED

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
Charles V. Duncan & wife	SAME	138;117-Tract 3
(NAME) Rt 4, Bacon Neel Rd.	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Mt Juliet, Tn 37122	(STREET ADDRESS)	138;120-Tract 4
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

BOOK 5716 PAGE 849

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~~ XX Commerce Union Bank, a Tennessee banking corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles V. Duncan and wife, Felicia C. Duncan

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:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HERIEN.)

The hereinafter described property is conveyed subject to 1981 Metropolitan Government taxes, which have been prorated.

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

MAR 3 12 08 PM '81

REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

031576

unimproved XX
This is improved ( ) property, known as (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 2nd day of March , 19 81

ATTEST:

BY: A.V.P.

COMMERCE UNION BANK

BY: Joseph M. Watts
Vice President

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 Joseph M. Watts and Alfred Babich , with whom I am personally acquainted and who upon (this oath, their several oaths) acknowledged (himself, themselves) to be the Vice President and Asst. Vice President respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such 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 Joseph M. Watts as such Vice President , and attesting the same by the said Alfred Babich as such Asst. Vice President .

WITNESS my hand and official seal at office at Nashville, Tennessee on this 2 day of March , 1981

My Commission Expires: 10/15/83

Leanne Roaden
Notary Public

WARRANTY DEED

FROM
Commerce Union Bank, a Tennessee banking corporation

TO
Charles V. Duncan and wife, Felicia C. Duncan

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 $ 27,500.00

Charles V. Duncan

Subscribed and sworn to before me this 2 day of March , 1981

My Commission Expires 10/15/83

Leanne Roaden
Notary Public

EXHIBIT A

Land in the 4th Civil District of Davidson County, Tennessee, being described according to the survey of John D. McCormick, Land Surveyor, dated October 25, 1980, and designated as Tract Nos. 3 and 4 thereon, described as follows:

Tract No. 3 begins at an iron pin located on the westerly margin of South Mt. Juliet Road, said pin being located 458.71 feet as measured in a northerly direction along the westerly margin of South Mt. Juliet Road from the northeast corner of the property conveyed to Binkley Realty, Inc., by deed of record in Book 5126, page 795, Register's Office for said County; thence, leaving said margin of said road, North 76° 05' West, 1,352.19 feet to an iron pin in the centerline of a lane; thence with said centerline of said lane, North 48° 55' East, 310.25 feet to an iron pin; thence, leaving said centerline, South 74° 52' East, 1,198.68 feet to an iron pin in the westerly margin of South Mt. Juliet Road; thence, with said margin of said road, South 19° 57' West, 230.0 feet to the point of beginning and containing 7.10 acres, more or less, according to said survey.

Tract No. 4 begins at an iron pin in the westerly margin of South Mt. Juliet Road, said pin being located 228.71 feet as measured along said margin of said road in a northerly direction from the northeast corner of the property conveyed to Binkley Realty, Inc., by deed of record in Book 5126, page 795, said Register's Office; thence with the westerly margin of South Mt. Juliet Road, North 19° 57' East 230.0 feet to an iron pin; thence, leaving said margin of said road, North 76° 05' West, 1,352.19 feet to an iron pin in the centerline of a lane; thence, with said centerline of said lane, South 41° 03' West, 362.37 feet to an iron pin; thence, leaving said centerline of said lane, South 79° 40' East, 1,496.20 feet to the point of beginning and containing 8.90 acres, more or less, according to said survey.

Being the same property conveyed to Commerce Union Bank by Substitute Trustee's Deed from W. Fred Williams, Substitute Trustee, of record in Book 5714, page 253, Register's Office for Davidson County, Tennessee, and being property originally conveyed to Binkley Realty, Inc., of record in Book 5400, pages 937 and 943, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5716 PAGE 852

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

27500.00- CO
71.50 CO TX
.50 PRFEE
9.00 WDEED
CHECK 81.00-
2686A03/03/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63157-6

IDENTIFICATION REFERENCE #

MAR 3 12 08 PM '81

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

No. 809475