BOOK 5727 PAGE 721

**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
James P. Zerface, et ux Joe D. Puckett, et ux (NAME) 4165 Stewart Dr (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37215 (CITY) (STATE) (P. O. ZIP)	Home Federal Savings & Loan Assn. (NAME) 230 4th Avenue, North (STREET ADDRESS) Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	Map 74-4 Parcel 48

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 Phillip Zerface and wife, Theresa Zerface, and Joe D. Puckett and wife, Gail J. Puckett

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 HEREIN).

It is understood and agreed that Grantees will assume the indebtedness secured by a deed of trust of record in Book 5049, page 987, Register's Office for Davidson County, Tennessee, payable to Home Federal Savings & Loan Association.

The property described in Exhibit A is conveyed subject to the following:

1. 1981 Metropolitan Government taxes.
2. Restrictive covenants of record in Book 4820, page 611, as amended in Book 4960, page 506 and Book 4969, page 667, said Register's Office.
3. The Plan of record in Book 4675, page 125, and resubdivision of record in Book 5060, page 84, said Register's Office.
4. The above deed of trust assumed by Grantees.

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

unimproved ( )
This is improved (X) property, known as 832 Hermitage Ridge, Hermitage, Tennessee 37076
(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 March , 1981

ATTEST:

COMMERCE UNION BANK

By:

By: R Booth Chapman SVP

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__.

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

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

My Commission Expires: 10/15/83

Leanne Roades

Notary Public

**LIMITED

WARRANTY DEED

FROM

Commerce Union Bank, a
Tennessee banking corpo

TO

James Phillip Zerface a
Theresa Zerface, and Jo
Puckett and wife, Gail
Puckett

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 $ 46,962.62

D. E. Puckett

Subscribed and sworn to before me this 30 day of March 1981

My Commission Expires: 10-15-83

Leanne Roades

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

TRACT NO. I :

Being Lot No. 21 on the Plan of Hermitage Hills, Section 12, as of record in Book 4675, page 125, Register's Office for said County, as shown on the Resubdivision of Lots 21 and 22 of Hermitage Hills, Section 12, of record in Book 5060, page 84, said Register's Office, to which reference is hereby made for a more complete description of said lot.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is the following:

Being a 0.02, more or less, acre tract of land lying in the 2nd Civil District of Davidson County, Tennessee, said tract further described as being a portion of Lot 21 on the Plan of Hermitage Hills, Section 12, as of record in Book 4675, page 125, said Register's Office.

Beginning at a point lying on the southerly margin of Hermitage Ridge, said point further described as being the common front corner of Lots 21 and 22 on the Plan of Hermitage Hills, Section 12, as of record in Book 4675, page 125, said Register's Office; thence running with the said common line of Lots 21 and 22 south 8° 48' 54" West a distance of 61.67 feet to a point; thence leaving said common line of Lots 21 and 22 north 6° 23' 06" West a distance of 67.28 feet to a point lying on the southerly margin of Hermitage Ridge; thence running with the said margin of Hermitage Ridge South 66° 28' 18" east a distance of 7.74 feet to the beginning of a curve; thence around a curve having a radius of 50 feet, to the left a distance of 10.26 feet to the point of beginning, containing 0.02, more or less, acre.

TRACT NO. II:

Being a 0.02, more or less, acre tract of land lying in the 2nd Civil District of Davidson County, Tennessee, said tract further described as being a portion of Lot 22 on the Plan of Hermitage Hills, Section 12, as of record in Book 4675, page 125, said Register's Office, as shown on the Resubdivision of Lots 21 and 22 of Hermitage Hills, Section 12, of record in Book 5060, page 84, said Register's Office, described as follows:

Beginning at the common rear corner of Lots 21 and 22 on the Plan of Hermitage Hills, Section 12, as of record in Book 4675, page 125, said Register's Office; thence running with the said common line of Lots 21 and 22 north 8° 48' 54" east a distance of 76.3 feet to a point; thence south 6° 23' 06" east a distance of 73.53 feet to a point on the southerly line of said Lot 22; thence running with the said southerly line of Lot 22 south 83° 20' 20" west a distance of 20.0 feet to the point of beginning, containing 0.02, more or less, acre.

TRACT NOS. I AND II being the same property conveyed to Commerce Union Bank, by Substitute Trustee's Deed from Herman O. Loewenstein, Substitute Trustee, of record in Book 5700, page 760, Register's Office for Davidson County, Tennessee.

IDENTIFICATION

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5727 PAGE 724

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
			469.2.62-	CO
			12?.20	CO TX
			.50	PRFEE
			9.00	MISC
				CHECK 131.70-
			7530:04/01/81 CHL	.0.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 5 5 6 2

IDENTIF. REFERENCE

APR 1 10 43 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 814518