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9609 04/10 236.60- CHECK

*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
John J. Michie and wife, Judith J. Michie	Commerce Union Bank (NAME)	Map 98-1
4067 Lake Parkway (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	Parcel 31
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (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 John James Michie and wife, Judith J. Michie

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. 16 on the Plat of Lake Park, Section 1, of record in Plat Book 4175, pages 134 and 135, Register's Office for said County.

Beginning at a point in the southerly margin of Lake Parkway, at the common front corner of Lots 16 and 17; thence with the line between said two lots, southerly 151.63 feet to a concrete monument; thence southwesterly 142.70 feet to a concrete monument in the easterly margin of an unnamed street; thence with the margin of the same, northerly 151.42 feet to a concrete monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve 39.27 feet to a concrete monument in the southerly margin of Lake Parkway; thence with the margin of the same easterly 120.24 feet to the point of beginning.

Being the same property conveyed to Commerce Union Bank by Substitute Trustee's Deed from Herman O. Loewenstein, Substitute Trustee, of record in Book 5686, page 441, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1981 Metropolitan Government taxes.
2. Restrictive covenants of record in Book 4429, page 577, and amended in Book 4516, page 751, said Register's Office.
3. The Plan of record in Book 4175, pages 134 and 135, 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.

unimproved ( )
This is improved (X) property, known as 4067 Lake Parkway, 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, 19 81

ATTEST: COMMERCE UNION BANK

By: By: SVP

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.

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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 Louise M. Duke, with whom I am personally acquainted and who upon ~~xxxxxx~~ their several oaths) acknowledged ~~xxxxxx~~ 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 ~~xx~~ they) as such Senior Vice President and Assistant 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, 1981

My Commission Expires: 10/15/83

Leanne Rozden
Notary Public

WARRANTY DEED

FROM Commerce Union Bank, a Tennessee banking corporation

TO John James Michie and wife, Judith J. Michie

IDENTIF. REFERENCE 1

APR 10 1 14 PM '81

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

G 3 6 9 2 3

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 $ 88,500.00

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

My Commission Expires: 10-15-83

Leanne Rozden
Notary Public

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
			80500.00- CO	
			230.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	236.60-
			9609A04/10/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 6 9 2 3

T

IDENTIF. REFERENCE

APR 10 1 14 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 816126