*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 D. Waldron	SAME	98-4
(NAME)	(NAME)	
2634 Smith Springs Rd.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tn. 37217		
(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, ~~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 John D. Waldron

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.)

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

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

1. 1981 Metropolitan Government taxes.
2. Transmission Line Easement of record in Book 1174, page 694, said Register's Office.
3. Lack of direct access to Interstate I-40 from the premises, the same having been conveyed away by instrument of record in Book 3285, page 421, said Register's Office.

unimproved (X)
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 23rd day of April, 19 81

ATTEST:
By: Joseph M. Watts
V. P.

COMMERCE UNION BANK
By: [signature], V.P.

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

WITNESS my hand and official seal at office at Nashville, Tennessee on this 23 day of April, 1981

My Commission Expires: 10-18-81

Judy C Fisher
Notary Public

*LIMITED

WARRANTY DEED

FROM

Commerce Union Bank, a

Tennessee banking corporation

TO

John D. Waldron

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 $ 18,000.00

John D. Waldron

Subscribed and sworn to before me this 23 day of April, 1981

My Commission Expires: 10/15/83

Leanne Roadcap
Notary Public

EXHIBIT A

Land in the 13th Councilmanic District of Davidson County, Tennessee, and more particularly described as follows according to a boundary survey dated March 24, 1981 prepared by Charles M. Moran, Tennessee No. 970.

Beginning at the intersection of the westerly margin of Earheart Road and the northerly margin of Interstate 40; said intersection point being a concrete monument; thence leaving the said margin of Earheart Road and with the margin of Interstate 40 S. 89° 21' 53" W. 435.78 feet to a concrete monument; thence S. 89° 17' W. 699.21 feet to a concrete monument; thence S. 89° 26' 40" W. 495.41 feet to a concrete monument; said concrete monument being situated in the easterly property line of the Thomas Golden property, as recorded in Book 4759, page 250, Register's Office for Davidson County, Tennessee; thence leaving the said margin of Interstate 40 and with the said easterly property line of Thomas Golden and generally with a fence line N. 06° 19' 13" E. 291.46 feet to an iron pin by a fence post; said iron pin being a common property corner of the said Thomas Golden property, the W. L. Hall property as of record in Book 2240, page 458, said Register's Office, and the Helen Sullivan Property as of record in Book 1415, page 216, said Register's Office; thence leaving the said easterly property lines of Thomas Golden and W. L. Hall and with the southerly property line of Helen Sullivan, and generally with a fence line S. 86° 43' 22" E. 937.11 feet to an iron pin; said iron pin being a common property corner of the said Helen Sullivan property and the Orveline Goins property as of record in Book 5411, page 428, said Register's Office; thence leaving the said Helen Sullivan property and along the southerly property line of the said Orveline Goins property, and generally with a fence line S 86° 06' 03" E. 673.24 feet to a concrete monument situated in the aforementioned westerly margin of Earheart Road; thence with the said margin of Earheart Road S. 03° 00' 33" W. 172.19 feet to the point of beginning, containing 8.69 acres, more or less.

Being the same property conveyed to Commerce Union Bank, by Trustee's Deed from William C. Argabrite, Trustee, of record in Book 5654, page 12, Register's Office for Davidson County, Tennessee.

G 38662

IDENTIF. REFERENCE

APR 23 3 35 PM '81

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

1813 3423 56.30- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5736 PAGE 606

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

18000.00- MO
46.80 CO TX
.50 PRFEE
9.00 WDEED
CHECK 56.30-
1813A04/23/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3.8.6 6 2

T
IDENTIF. REFERENCE

APR 23 3 35 PM '81

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

No. 818243