*SPECIAL 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
Robert Lee Zetterlund, et ux (NAME)	Commerce Union Bank (NAME)	Map 133-12
3832 Eckhart Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	Parcel 277
Nashville, Tn. 37211 (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 Robert Lee Zetterlund and wife, Deena Jo Zetterlund

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. 86 on the Revised Plan of Lots 80-93 of Greenwood Hills, Section 4, of record in Book 4955, page 88, Register's Office for said County.

Said Lot No. 86 fronts 65.0 feet on the northerly margin of Eckhart Drive, and extends back between parallel lines 155 feet to a line on the rear.

Being the same property conveyed to Commerce Union Bank by Substitute Trustee's Deed from Wm. Michael Safley, Substitute Trustee, of record in Book 5723, page 298, Register's Office for said County.

The above described property is conveyed subject to the following:

1. 1981 Metropolitan Government taxes.
2. Restrictive covenants of record in Book 5098, page 743, said Register's Office.
3. The Plan of record in Book 4955, page 88, 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 (XX) property, known as 3832 Eckhart Drive, Nashville, Tennessee 37211
(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 1st day of May, 1981

ATTEST: BY: Asst. V.P.

COMMERCE UNION BANK BY: SVP

Form 3

STATE OF _____)

COUNTY OF _____)

BOOK 5740 PAGE 241

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 Ronald G. Turner, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Senior Vice President and Assistant Vice Pres. respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, 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 Ronald G. Turner as such Assistant Vice President.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 1 day of May, 1981

My Commission Expires: 10-18-81

Judy C Fisher
Notary Public

*SPECIAL WARRANTY DEED

FROM Commerce Union Bank, a

TO Tennessee banking corporation

Robert Lee Zetterlund and wife, Deena Jo Zetterlund

G 4 0 0 3 8

IDENTIF. REFERENCE

MAY 1 2 58 PM '81

FELIX Z. WILSON 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 $ 57,500.00

Robert L Zetterlund

Subscribed and sworn to before me this 1 day of May, 1981

My Commission Expires: 10/15/83

Leanne Rowell
Notary Public

3467

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5740 PAGE 242

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

57600.00-	CO	
149.50	CO TX	
.50	PRFEE	
6.00	WDEED	
	CHECK	156.00-
346eA05/01/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

640038

T
IDENTIF. REFERENCE

MAY 1 2 58 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 819842