5029

BOOK 5743 PAGE 544

*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
Ralph S. Hobbs and wife, Alma C. Hobbs	Commerce Union Bank (NAME)	Map 41-3
4213 Cecil Court South (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	Parcel 49
(CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 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 Ralph S. Hobbs and wife, Alma C. Hobbs

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. 14 on the Plan of Crestmont Estates, as of record in Book 4675, page 28, Register's Office for said County.

Said Lot No. 14 fronts 181.83 feet on the easterly margin of Cecil Court South and runs back 411.53 feet on the northerly line and 390.44 feet on the southerly line to a dead line in the rear measuring 117.5 feet thereon.

Being the same property conveyed to Commerce Union Bank by Substitute Trustee's Deed from Joe Vaulx Crockett III, Substitute Trustee, of record in Book 5662, page 392, Register's Office for said County.

The above property is conveyed subject to the following:

1. 1981 Metropolitan Government taxes.

2. Restrictive covenants of record in Book 4749, page 402, said Register's Office.

3. Fifty-foot easement for gas transmission line along rear lot line vested in Tennessee Natural Gas Lines, Inc. of record in Book 2493, page 142, said Register's Office.

4. The Plan of record in Book 4675, page 28, 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 4213 Cecil Court South, Madison, Tennessee 37115
(House No.) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we 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, except as hereinabove set out, and we do further covenant and [illegible] GRANTEES [illegible] Whenever 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 our hand this 13th day of May, 19 81

Commerce Union Bank

BOOK 5743 PAGE 545

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

WITNESS my hand and official seal at office at Nashville, Tennessee on this 8 day of May , 19 81

My Commission Expires: 10-18-81

Judy C Fisher
Notary Public

*LIMITED

WARRANTY DEED

FROM
Commerce Union Bank, a Tennessee banking corporation
TO
Ralph S. Hobbs and wife, Alma C. Hobbs

G 4.1.2 5 5

IDENTIF. REFERENCE

MAY 11 11 16 AM '81
FELIX E. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Felix Dearborn & Ewing ATTORNEYS NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater, for this conveyance is $ 92,500.00.

Subscribed and sworn to before me this 8 day of May 81

My Commission Expires: 10-18-81

Judy C Fisher

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5743 PAGE 546

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

5280.00- CO
240.50 CO TX
.50 PRFEE
6.00 REL
CHECK 247.00
5029805/1781 REL .0.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 821348