BOOK 5752 PAGE 593

*SPECIAL

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fee

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lloyd T. Ledsinger & wife	SAME	Map 86;Parcel 204 (Tract No. I)
(NAME) 204 Ianglewood Dr.	(NAME)	Map 86;Parcel 231 (Tract No. II)
(STREET ADDRESS OR ROUTE NUMBER) Mt. Juliet Tn. 37122	(STREET ADDRESS)	
(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, ~~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 Lloyd T. Ledsinger and wife, Sue N. Ledsinger

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. (Applies to Tract Nos. I and II)

2. The Plan of record in Book 4715, page 41, said Register's Office. (Applies to Tract I)

unimproved ( )
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 2nd day of June, 1981

ATTEST: COMMERCE UNION BANK

BY: James Michael Newbill BY: [illegible]
Banking Officer V.P.

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 Ronald G. Turner and James Michael Newbill, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Vice President and Banking Officer respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Vice President and Banking Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Ronald G. Turner as such Vice President, and attesting the same by the said James Michael Newbill as such Banking Officer.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 2 day of June, 1981.

My Commission Expires: 10-18-81

Judy C. Fisher
Notary Public

SPECIAL **WARRANTY DEED**

FROM
Commerce Union Bank, a
Tennessee banking corporation
TO
Lloyd T. Ledsinger and wife,
Sue N. Ledsinger

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 $110,000.00

Lloyd T. Ledsinger

Subscribed and sworn to before me this 2nd day of June, 1981

My Commission Expires: 7/21/84

Catherine P. Collins
Notary Public

EXHIBIT A

BOOK 5752 PAGE 595

TRACT NO. I:

Land in Davidson County, Tennessee, being Lot No. 3 on the Sullivan Commercial Center, Section 3, as of record in Book 4715, page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 76.00 feet on the westerly margin of Old Hickory Boulevard and extends back 272.86 feet on the southerly line to Chandler Road and 240.60 feet on the northerly line to Chandler Road; thence along Chandler Road or rear line 89.37 feet.

TRACT NO. II:

Land in the 4th Civil District of Davidson County, Tennessee, being Commercial Tract No. 4 of the Sullivan Commercial Center according to a survey by Cummings and Cummings, Surveyors, as follows:

Said Commercial Tract No. 4, begins at an iron pin 740.09 feet south of the right of way of Old Lebanon Dirt Road, on the west margin of Old Hickory Boulevard, thence with Old Hickory Boulevard, around a curve having a radius of 2879.43 feet a distance of 181.70 feet to an iron pin; thence N. 73 degrees 50 minutes 53 seconds W., a distance of 328.97 feet to an iron pin in the east margin of Chandler Road; thence with Chandler Road N. 23 degrees 37 minutes 21 seconds E. 107.10 feet to an iron pin; thence leaving the east margin of Chandler Road, S. 88 degrees 19 minutes 55 seconds E. a distance of 272.86 feet to an iron pin in the west margin of Old Hickory Boulevard, the point of beginning.

TRACT NOS. I AND II being the same property conveyed to Commerce Union Bank, by Substitute Trustee's Deed from W. Fred Williams, Substitute Trustee, of record in Book 5743, page 177, Register's Office for Davidson County, Tennessee.

G.4.4512

T
IDENTIF. REFERENCE

JUN 3 9 18 AM '81

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5752 PAGE 596

RECEIVED OF _____

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

110000.00- CO
286.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 295.50-
90|6A06/03/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.4.45 1.2

IDENTIF. REFERENCE

JUN 3 9 16 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 825187