3342 06/25 103.48- CHECK

*LIMITED Cor

# 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 |
|---|---|---|
| Chester Ray Jenkins | Realty Mortgage, Inc. | Map 84-14 |
| (NAME) P.O. Box 140333 | 6755 Peachtree Industrial Blvd. Suite 200 | Parcel 173 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn 37214 | (STREET ADDRESS) Atlanta, Georgia 30360 | |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

BOOK 5761 PAGE 837

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 Chester Ray Jenkins and wife, Priscilla K. Jenkins

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. 43 of the Map of Donelson Meadows, Section II, as of record in Book 2133, page 100, Register's Office for said County.

Said Lot fronts 245.65 feet on the south side of Crestline Drive and runs back 118 feet on the east line and 191.5 feet on the west line to a dead line in the rear on which it measures 254.6 feet.

Being the same property conveyed to Commerce Union Bank, by Substitute Trustee's Deed from Stephen C. Baker, Substitute Trustee, of record in Book 5679, page 503, Register's Office for Davidson County, Tennessee.

It is understood and agreed that Grantees will assume the indebtedness secured by a deed of trust of record in Book 4564, page 744, said Register's Office, payable to Realty Mortgage, Inc.

The above property is conveyed subject to the following:

1. 1981 Metropolitan Government taxes.
2. Restrictive covenants of record in Book 2283, page 361, said Register's Office.
3. The Plan of record in Book 2133, pages 100 and 101, said Register's Office.
4. The above deed of trust as assumed by Grantees.

*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 2113 Crestline Drive, Nashville, Tennessee 37214
(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 24th day of June, 1981

ATTEST:

BY: R Booth C Lopma SVP

COMMERCE UNION BANK

BY: A.V.P

Form 3

STATE OF _____)

COUNTY OF _____)

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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 Al Babich and R Boatt Chapman, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Asst. Vice President and Sr. Vice President respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Asst. Vice President and Sr 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 Al Babich as such Asst. Vice President, and attesting the same by the said R Boatt Chapman as such Sr. Vice President.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 24 day of June, 1981

My Commission Expires: 10-18-81

Judy C. Fisher
Notary Public

JUDY C. FISHER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

LIMITED WARRANTY DEED

FROM

Commerce Union Bank, a Tennessee banking corporation

TO

Chester Ray Jenkins and wife, Priscilla K. Jenkins

G. 4.7.9 8 9

IDENTIF. REFERENCE

JUN 25 10 58 AM '81

FELIX Z. WILSON II 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 $ 37,316.27

Priscilla K. Jenkins

Subscribed and sworn to before me this 24 day of June, 1981

My Commission Expires: 10/15/83

Leanne Reader
Notary Public

NOTARY PUBLIC BROADWAY DAVIDSON COUNTY, TENN.

**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 |
|---|---|---|---|---|
| | | | 37316.27- CO | |
| | | | 96.98 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 103.48- | |
| 3042A06/25/81 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 4. 7. 9 8 9

1 IDENTIF. REFERENCE

JUN 25 10 58 AM '81

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

No. 829377