3344 06/25 396.50- CHECK cor

*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
Michel E. Kuzur & wife	Commerce Union Bank	Map 131-7
(NAME) 4510 Shys Hill Rd.	(NAME) P.O. Box 2546	Parcel 96
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tn. 37215 (CITY) (STATE) (P. O. ZIP)	(STREET ADDRESS) Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	BOOK 5761 PAGE 849

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~~, I, Joseph N. Barker, Trustee, with full power to convey, sell, mortgage and encumber without the joinder of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michel E. Kuzur and wife, Ruth I. Kuzur

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. 1 on the Plan of Seven Hills, Section IV, of record in Book 2854, page 11, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Shys Hill Road at the corner of Lot No. 1 and the adjoining Lot in Section I of Seven Hills; thence, northwardly along the easterly margin of Shys Hill Road, 184.35 feet to the beginning of a curve; thence, around said curve with a radius of 25 feet northeastwardly 40.1 feet to the southerly margin of Lone Oak Circle, thence eastwardly along the margin of Lone Oak Circle 254.1 feet to a point; thence, south 3 degrees 22 minutes west, 144.7 feet to a point; thence, south 78 degrees 13 minutes west along the line between Lot No. 1 and the adjoining Lot in Section I of Seven Hills, a distance of 258.5 feet to the beginning.

Being the same property conveyed to Joseph N. Barker, Trustee, with full power to convey, sell, mortgage and encumber without the joinder of any beneficiary, by deed from Dorothy M. West, an unmarried person, of record in Book 5753, page 831, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1981 Metropolitan Government taxes.

2. Easement for sanitary sewer and/or storm drainage of record in Book 4868, page 657, said Register's Office.

3. The Plan of record in Book 2854, page 11, said Register's Office.

*All warranties of Joseph N. Barker, Trustee herein contained are expressly limited to those persons or parties claiming by, through or under Joseph N. Barker, Trustee.

unimproved ( )
This is improved XX property, known as 4510 Shys Hill Road, Nashville, Tennessee 37215
(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 my hand this 24th day of June, 1981

The undersigned Trustee signs only in his capacity as Trustee and with no personal liability.

Joseph N. Barker, Trustee

BOOK 5761 PAGE 850

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph N. Barker, Trustee the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24 day of June, 1981

Commission Expires: 10/15/83

Leanne Roadcap
Notary Public

STATE OF)

COUNTY OF)

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he, they) as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such , and attesting the same by the said as such .

WITNESS my hand and official seal at office at on this day of , 19 .

My Commission Expires: Notary Public

LIMITED WARRANTY DEED

FROM Joseph N. Barker, Trustee, with full power to convey, sell, mortgage and encumber without the joidner of any beneficiary

TO Michel E. Kuzur and wife, Ruth I. Kuzur

G.4.7-991

IDENTIF. REFERENCE

JUN 25 11 00 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 $ 150,000.00

Michel E. Kuzur

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

My Commission Expires: 10/15/83

Leanne Roadcap
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5761 PAGE 851

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
			150.00-	CO
			390.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	396.50-
3344	A	06/25/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4.7-9 9 1

T
IDENTIF. REFERENCE

JUN 25 11 00 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 829379