3587 06/26 95.42- CHECK *SPECIAL BOOK 5762 PAGE 348

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
Kenneth J. Frasure	Lincoln Federal Savings & Loan	Map 105-11
(NAME) 210 Reese Road	Assn. (NAME) 322 Frederica Street	Parcel 220
(STREET ADDRESS OR ROUTE NUMBER) Brentwood, Tn 37027	(STREET ADDRESS) Owensboro, Kentucky 42301	
(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 Kenneth J. Frasure

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. 24 on the Plan of E. T. Dumonts property showing a subdivision of a part of Aldrich Brothers & Myers Subdivision, of record in Book 547, page 127, Register's Office for said County.

Said Lot No. 24 fronts 50 feet on the westerly margin of Byrum Street and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Commerce Union Bank, a Tennessee banking corporation, by deed from Jasper L. Parker, Jr. and wife, Cathy W. Parker, of record in Book 5748, page 887, Register's Office for Davidson County, Tennessee.

It is understood and agreed that Grantee will assume the indebtedness secured by a deed of trust of record in Book 5554, page 24, said Register's Office, payable to Lincoln Federal Savings and Loan Association of Owensboro.

The above property is conveyed subject to the following:

1. 1981 Metropolitan Government taxes.

2. The above deed of trust assumed by Grantee.

*All warranties of Commerce Union Bank herein contained are expressly limited to those persons or parties claiming by, through or under Commerce Union Bank.

This is unimproved ( ) improved (XX) property, known as 2161 Byrum Avenue, Nashville, Tennessee 37203
(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 25th day of June, 19 81

ATTEST: COMMERCE UNION BANK

BY: C Smith Chapman Sr VP BY: [illegible] Vice President

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STATE OF _____)

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

WITNESS my hand and official seal at office at Nashville, Tennessee on this 25 day of June, 1981

My Commission Expires: 10-18-81

Judy C. Fisher
Notary Public

NOTARY PUBLIC DAVIDSON CO. TENN.

SPECIAL **WARRANTY DEED**

FROM

Commerce Union Bank, a

Tennessee banking corpor

TO

Kenneth J. Frasure

G 4 8 1 7 9

IDENTIF. REFERENCE

JUN 26 11 05 AM '81

FELIX Z. WILSON JR. 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 $ 34,250.00

Kenneth J Frasure

Subscribed and sworn to before me this 25 day of June, 1981

My Commission Expires: MY COMMISSION EXPIRES JULY 13, 1982

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5762 PAGE 350

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
			34250.00- CO	
			85.52 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	85.42-
3587A	06/26/81		BAL.	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64817 79

IDENTIF. REFERENCE

Jun 26 11 05 AM '81

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

No. 829613