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8563 07/24 136.50- CHECK

*SPECIAL
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
Donald E.Gann and wife, Brenda K.Gann (NAME)	Commerce Union Bank (NAME)	Map 75-9
240 Bonnafield Dr (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	Parcel 188
Hermitage, Tn 37076 (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 Donald E. Gann and wife, Brenda K. Gann

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. 1135 on the Plan of Hermitage Hills, Section 9, as of record in Book 3600, page 97, Register's Office for said County.

Said Lot No. 1135 fronts 77.6 feet on the southerly margin of Bonnafield Drive and extends back on the easterly margin 169.45 feet and 170.0 feet on the westerly margin to a dead line in the rear which measures 84.43 feet thereon.

Being the same property conveyed to Commerce Union Bank by Trustee's Deed from Barbara N. Haynes, Substitute Trustee, of record in Book 5729, page 110, 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 3864, page 441, said Register's Office.

3. The Plan of record in Book 3600, page 97, 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 ~~XX~~ property, known as 240 Bonnafield Drive, Hermitage, Tennessee 37076
(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 23rd day of July, 1981

ATTEST: COMMERCE UNION BANK

BY: A.V.P. BY: Joseph M. Watts 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 Joseph M. Watts, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Asst. Vice Pres. and Vice Pres. respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such A.V. Pres. and V. Pres., 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 A.V. Pres., and attesting the same by the said Joseph M. Watts as such Vice Pres.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 23 day of July, 1981

My Commission Expires: 10-18-81

_____
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

*SPECIAL

WARRANTY DEED

FROM

Commerce Union Bank, a Tennessee banking corporation

TO

Donald E. Gann and wife, Brenda K. Gann

G52168

IDENTIF. REFERENCE

JUL 24 3 01 PM '81

REGISTER'S OFFICE
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 $ 50,000.00

_____
Donald E. & Brenda K. Gann

Subscribed and sworn to before me this 23 day of July, 1981

My Commission Expires: 4-22-84

_____
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

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
			50000.00-	CO
			130.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	136.50-
6563A	07/24/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G52168

IDENTIF. REFERENCE

JUL 24 3 01 PM '01

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 834401