File Baf
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*LIMITED BOOK 5785 PAGE 534

# 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 |
|---|---|---|
| Wesley L. Forbis & wife | Commerce Union Bank | Map 11-15-A |
| (NAME) 116 Lakeside Dr. | (NAME) P. O. Box 2546 | Parcel 2 |
| (STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tn. 37072 | (STREET ADDRESS) Nashville, Tennessee 37219 | |
| (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 Wesley L. Forbis and wife, Ginger Parks Forbis

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.)

The property described in Exhibit A is conveyed subject to the following:

1. 1981 Metropolitan Government taxes.

2. The Plan of record in Book 4860, page 102, Register's Office for Davidson County, Tennessee.

3. Master Deed Establishing a Horizontal Property Regime of Lakewood Farms Condominiums, of record in Book 5031, page 812, said Register's Office, and the By-Laws of Lakewood Farms Condominiums, of record in Book 5031, page 819, said Register's Office.

4. Right of way easement in Deed Book 492, page 459, as transferred to Albert S. Greer in Book 504,page 481, and in Book 5019, page 188, said Register's Office.

5. Right of way easement in Deed Book 535, page 470, said Register's Office.

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

This is improved (XX) unimproved ( ) property, known as 116 Lakeside Drive, Goodlettsville, Tennessee 37072
(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 20th day of August, 1981

ATTEST: COMMERCE UNION BANK

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

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 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 20 day of August, 1981

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

*LIMITED

**WARRANTY DEED**

FROM

Commerce Union Bank, a Tennessee banking corporation

TO

Wesley L. Forbis and wife, Ginger Parks Forbis

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 $ 96,900.00
Wesley L. Forbis

Subscribed and sworn to before me this 20 day of August, 1981

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS ★ NOTARY PUBLIC ★ DAVIDSON

EXHIBIT A

Land in Davidson County, Tennessee, being Building Site No. 2 on the Plan of Lakewood Farms as shown in Plan prepared by Ragan-Smith & Associates, Inc., dated April 9, 1976, of record in Book 4860, page 102, Register's Office for said County, together with a one-eighth (1/8) undivided interest in the common elements applicable to each unit, and described as follows:

Beginning at a point, said point being the southwest corner of the herein described land; thence, North 23° 02' East 434.6 feet to a point; thence, North 12° 48' East 225.6 feet to a point; thence North 08° 58' West 384.7 feet to a point; thence, North 26° 34' West 313.0 feet to a point; said point being the northwest corner of the herein described land; thence, North 68° 56' East 335.4 feet to a point, said point being the northeast corner of the herein described land; thence, South 17° 44' East 254.3 feet to a point; thence, South 25° 01' East 379.0 feet to a point; thence, South 66° 18' West 186.5 feet to a point; thence, South 14° 45' East 196.5 feet to a point; thence South 05° 54' West 583.1 feet to a point; said point being the southeast corner of the herein described land; thence, North 85° 36' West, 391.2 feet to the point of beginning.

Being the same property conveyed to Commerce Union Bank, by Trustee's Deed from William D. Castleman, Trustee, of record in Book 5618, page 320, Register's Office for Davidson County, Tennessee.

G 5 6 4 2 4

IDENTIF. REFERENCE

AUG 21 11 32 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

3782 08/21 261.44- CHECK

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 5785 PAGE 537

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 96900.00- CO | |
| | | | 251.94 CO TX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK 261.44- | |
| 3782408/21/81 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G56424

IDENTIF. REFERENCE

AUG 21 11 32 AM 81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 839429