BOOK 5789 PAGE 576

*SPECIAL

WARRANTY DEED Cor

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Dornan	SAME	Map 174
(NAME) 5945 Potts Road	(NAME)	Parcel 15
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tn. 37013	(STREET ADDRESS)	
(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 Charles R. Dornan, an unmarried person

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. Restrictive covenants contained in deed of record in Book 5475, page 326, Register's Office for said County.

*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 (X)
This is improved ( ) property, known as (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 28th day of August, 19 81

ATTEST: COMMERCE UNION BANK

BY: BY: V.P.

A.V.P. Commerce Union Bank

Form 3

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

WITNESS my hand and official seal at office at Nashville, Tennessee on this 28 day of August, 19 81

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

*SPECIAL WARRANTY DEED

FROM
Commerce Union Bank, a Tennessee banking corporation

TO
Charles R. Dornan, an unmarried person

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 $ 38,500.00.

Chas R Dornan

Subscribed and sworn to before me this 28 day of Aug, 19 81

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

EXHIBIT A

Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 6 on the survey of the James William and Martha Wisener Farm described according to a survey by Barry Greer and Associates, dated April 8, 1979, as follows:

Beginning at a point in the south margin of Old Franklin Road, said point lying 1156.77 feet from the northwest corner of the Neal L. Jennings property as measured along said road; thence with the west line of Tract No. 5 South 6° 18' West 1413.24 feet to a point, said point being the southwest corner of Tract No. 5; thence with the west line of Tract No. 4 south 6° 50' West 635.15 feet to a point in Turner's line; thence with a segment of Turner's line North 82° 37' West 425.19 feet to a point; thence continuing with said Turner's line South 9° 23' West 121.7 feet to a point in the center of Turkey's Creek; thence with said Turkey's Creek, the following calls: North 67° 9' West 218.62 feet; North 82° 7' West 103.58 feet; North 57° 06' West 191.85 feet; South 89° 29' West 191.16 feet; North 65° 43' West 169.57 feet; thence leaving the center line of Turkey's Creek and with a segment of the east line of the property conveyed to Minna Ethel Culbertson by deed of record in Book 972, page 520, Register's Office for Davidson County, Tennessee; North 6° 26' East 615.0 feet to a point; said point being the southwest corner of Tract No. 9; thence with the south line of Tract No. 9 South 80° 42' East 662.91 feet to a point, said point being the southwest corner of Tract No. 8; thence with the south line of Tract Nos. 7 and 8 South 82° 42' East 410.0 feet to a point, said point being the southeast of Tract No. 7; thence with the east line of Tract No. 7 North 6° 19' East 1488.92 feet to a point in the south margin of Old Franklin Road; thence with said south margin of Old Franklin Road and with a curve having a radius of 980.00 feet in an easterly direction 215.0 feet to the point of beginning, containing 26 acres, more or less, according to said survey.

Being the same property conveyed to Commerce Union Bank, by quitclaim deed from Robert H. Thompson and wife, Annette L. Thompson, and Billie H. Cobb, of record in Book 5608, page 92, Register's Office for Davidson County, Tennessee.

G 58004

IDENTIF. REFERENCE

AUG 31 1 53 PM '81

FELIX Z. NELSON III REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5789 PAGE 579

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

36500.00- CO
100.10 CO TX
.50 PRFEE
5.00 WDEED
CHECK 109.60-
5626A06/31/01 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

658004

IDENTIF. REFERENCE

AUG 31 1 53 PM '01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN

No. 841256