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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
Willie Lee Davis & wife (NAME)	SAME (NAME)	Part of Map 153; Parcel 1; Part
7061 Harding Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	of Map 153; Parcel 3-5
Nashville Tn. 37221 (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, Executor of the Estate of Vera Blanche McPherson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willie Lee Davis and wife, Rose M. Davis

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. Easement for flow of Poplar Creek and South Harpeth River.

2. Easement granted Tennessee Electric Power Company of record in Book 751, page 382, Register's Office for Davidson County, Tennessee.

3. That portion of the subject property lying within the right of way of any streets, highways or roads, especially that portion of the subject property conveyed to Davidson County for the widening of South Harpeth Road and Poplar Creek Road, of record in Book 1631, page 203, said Register's Office. (Applies to .12 acre of the property described in Exhibit A).

unimproved XX
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 30th day of November, 19 81

ATTEST: Charles J. Vaccaro
BY: Vice Pres & Trust Officer

Commerce Union Bank, Executor of the Estate of Vera Blanche McPherson
BY: M. Lith Scaly Jr.
Senior V/P & President

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 M. Kirk Scobey, Jr. and Charles J. Vacca with whom I am personally acquainted and who upon ~~his oath~~, their several oaths) acknowledged ~~himself~~ themselves) to be the Senior Vice President and Vice President respectively of the Commerce Union Bank the within named bargainor, a corporation, and that ~~he~~ they) as such Senior Vice President and 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 M. Kirk Scobey, Jr. as such Senior Vice President, and attesting the same by the said Charles J. Vacca as such Vice President.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 30 day of Nov., 1981

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

CARROLL R. RIVERS NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

Commerce Union Bank, Executor of the Estate of Vera Blanche McPherson

TO

Willie Lee Davis and wife, Rose M. Davis

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 $ 43,000.00

Willie Lee Davis

Subscribed and sworn to before me this 30 day of Nov., 1981

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

CARROLL R. RIVERS NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

TRACT NO. I:

Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor No. 823, dated June 5, 1981 and known as Job No. 81-062 as follows:

Beginning at a spike in the centerline of Poplar Creek Road, said point of beginning being the Southeast corner of this tract; thence with the center of the said Road S 79° 57' 50" W 52.20' to a spike; thence leaving the center of the said Road and severing the McPherson Estate property N 31° 03' 53" W 49.09' to a point in the center of Poplar Creek; thence leaving the center of the said Creek N 23° 18' 00" W 1291.79' to an iron pin set on top of a ridge; thence with the top of said ridge and the line of the Willie L. Davis land N 76° 47' 09" E 111.95' to an iron pin; thence N 85° 45' 29" E 144.64' to an iron pin; thence S 83° 42' 14" E 150.92' to an iron pin; thence S 66° 39' 43" E 199.07' to an iron pin set a 24" Black Walnut tree; thence N 74° 40' 33" E 133.02' to an iron pin; thence S 85° 09' 59" E 29.22' to an iron pin set at a fence corner; thence with a fence and the line of the J. N. Pinkerton land of record in Deed Book 3223, page 321, Register's Office for Davidson County, Tennessee, and leaving Davis' line S 01° 43' 22" E 369.10' to an iron pin set at a dead tree at a fence corner; thence S 02° 34' 55" W 97.42' to an iron pin; thence N 52° 22' 57" W 17.00' to an iron pin set in the center of a drain or ditch; thence with the center of said ditch and continuing with the said Pinkerton line the following calls: S 38° 32' 08" W 33.18' to a point; thence S 51° 19' 59" W 36.08' to a point; thence S 19° 01' 01" W 26.25' to a point; thence S 47° 14' 15" W 68.69' to a point; thence S 15° 49' 49" E 30.90' to a point; thence S 15° 49' 06" W 60.57' to a point; thence S 76° 30' 31" W 38.71' to a point; thence S 42° 20' 54" W 17.94' to a point; thence S 04° 08' 14" W 22.02' to a point; thence S 16° 49' 02" E 128.72' to a point; thence S 14° 02' 57" W 112.33' to a point; thence S 07° 08' 39" E 36.69' to a point; thence S 04° 27' 17" W 81.88' to a point; thence S 13° 30' 08" W 84.34' to an iron pin, the Southwest corner of the said Pinkerton land; thence leaving the Pinkerton land S 29° 29' 36" E 60.48' to the point of beginning, containing 11.19 acres, more or less.

TRACT NO. II:

Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor No. 823, dated June 5, 1981 and known as Job No. 81-062 as follows:

Beginning at a spike in the center of Poplar Creek Road, said point of beginning being the Southeast corner of the herein described tract; thence with the center of the said Road S 79° 57' 50" W 52.23' to a spike; thence leaving the center of the said Road and with the line of the Willie L. Davis land N 29° 29' 36" W 49.79' to an iron pin set in the center of Poplar Creek; thence with the center of the said Creek the following calls: S 81° 13' 09" W 232.14' to an iron pin; thence S 66° 43' 51" W 292.58' to an iron pin; thence S 69° 55' 20" W 75.49' to an iron pin; thence S 82° 29' 40" W 122.61' to an iron pin; thence leaving the center of the said Creek N 17° 22' 44" W 1075.34' to an iron pin set at a large White Oak tree; thence with the line of the Willie L. Davis land N 59° 33' 54" E 198.98' to an iron pin set on the top of a ridge; thence continuing with the top of the said ridge the following calls: N 56° 47' 28" E 217.81' to an iron pin; thence N 35° 29' 26" E 139.32' to an iron pin; thence N 76° 47' 09" E 120.00' to an iron pin; thence leaving Davis' line and ridge S 23° 18' 00" E 1291.79' to an iron pin set in the center of the aforesaid Poplar Creek; thence leaving the center of the said Creek S 31° 03' 53" E 49.09' to the point of beginning, containing 19.06 acres, more or less.

TRACT NOS. I AND II being part of the same property vested in Vera Smith McPherson as devisee under the Will of George W. McPherson and by Deed of Partition of record in Deed Book 4173, page 808,

Register's Office for Davidson County, Tennessee; and being part of the same property vested in Commerce Union Bank, Executor by virtue of the will of Vera Blanche McPherson, deceased, of record in Will Book J, page 39, Probate Court Clerk's Office for Cheatham County, Tennessee, a certified copy of which is of record in Book 5822, page 184, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Commerce Union Bank, Executor of the Estate of Vera Blanche McPherson, by deed from Willie L. Davis and wife, Rose M. Davis, of record in Book 5809, page 776, Register's Office for Davidson County, Tennessee.

G.702290

IDENTIF. REFERENCE

DEC 1 3 34 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

43000.00-	CO	
111.60	CO TX	
.50	PRFEE	
12.00	WDEED	
CHECK		124.30-
0769A12/01/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 7029 290

IDENTIF. REFERENCE

DEC 1 3 34 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 855780