BOOK 5828 PAGE 849

*SPECIAL

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY file

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin A. Hirst, Jr. and wife (NAME)	SAME (NAME)	Map 54-14
222 Kennett Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 53
Old Hickory, Tn. 37138 (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 Benjamin A. Hirst, Jr. and wife, Bettye G. Hirst

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:

Land in Davidson County, Tennessee being Lot No. 154, on the Plan of Brandywine Farms, Section VII, as of record in Book 4300, page 65, Register's Office for said County.

Said Lot No. 154 fronts 140.0 feet on the westerly side of Kennett Road and extends back 346.4 feet on the northerly line and 324.9 feet on the southerly line, to a line in the rear on which it measures 102.7 feet.

Being the same property conveyed to Commerce Union Bank, by Substitute Trustee's Deed from Marc T. McNamee, Substitute Trustee, of record in Book 5805, page 758, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the Plan of record in Book 4300, page 65, 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 ( )
This is improved (XX) property, known as 222 Kennett Road, Old Hickory, Tennessee 37138
(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 4th day of December, 1981

ATTEST:

BY: Donald R. Jones, V.P.

COMMERCE UNION BANK

BY: A. Boyd Chapman SVP

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

WITNESS my hand and official seal at office at Nashville, Tennessee on this 4 day of Dec., 19 81

My Commission Expires: 10-20-85

D. HENRY TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____
Notary Public

WARRANTY DEED

FROM
Commerce Union Bank, a Tennessee banking corporation

TO
Benjamin A. Hirst, Jr. and wife, Bettye G. Hirst

G. 71422

IDENTIF. REFERENCE

DEC 9 11 51 AM '81

FELIX Z. WILSON II 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 $140,000.00

Ben A. Hirst Jr.

Subscribed and sworn to before me this 4 day of Dec., 19 81.

My Commission Expires: 7/21/85

Carol R. Rives
Notary Public

R. RIVERS NOTARY PUBLIC DAVIDSON CO.

12/19 870.50-CK

2209

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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
			140000.00- CO	
			364.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 370.50-	
			2209A12/09/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 1 4 2 2

IDENTIFICATION REFERENCE

DEC 9 11 52 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 857164