BOOK 5833 PAGE 579

Prepared By: KING, BALLOW & LITTLE
First American Center
Nashville, TN 37238

Address New Owner:	Send Tax Statements to:	Map-Parcel NO.
Commerce Union Bank, Trustee One Commerce Place Nashville, TN 37239	Same	105-4-387 14W 18815

QUITCLAIM DEED

This instrument documents a sale of certain land located in Davidson County, that took place on April 1st, 1980.

KNOW ALL MEM BY THESE PRESENTS:

COMMERCE UNION BANK, Executor of the E. H. Hoover, Jr., estate, in consideration of $1.00 in hand paid by COMMERCE UNION BANK, EPHRAIM HERBERT HOOVER, III, THOMAS SAMUEL HOOVER, and ELEANOR LOIS HOOVER, Trustees of an Irrevocable Trust Agreement dated October 20, 1978, does hereby demise, release and forever quitclaim unto the said COMMERCE UNION BANK, EPHRAIM HERBERT HOOVER, III, THOMAS SAMUEL HOOVER, AND ELEANOR LOIS HOOVER, Trustees of an Irrevocable Trust Agreement dated October 20, 1978, its successors and assigns, all of the Grantor's title, interest and estate, legal and equitable, in the following premises, to-wit:

TRACT 1:

Land in Davidson County, Tennessee, being Lots Nos. 13 and 15 on the Map of Old Fair Grounds Subdivision, of record in Book 21, page 116, Register's Office for said County.

Said lots fron together 100 feet on the southerly side of Trimble Street and run back between lines, 160 feet on the westerly line and 161.4 feet on the easterly line with the westerly margin of Lewis Street, formerly East Hill Street, to an alley measuring 116 feet thereon.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Old Fair Grounds Subdivision, of record in Book 21, page 116, register's office for said County.

Said Lot fronts 50 feet on the south side of Old Murfreesboro or Buchanan Mill Road and runs back between parallel lines 160 feet to an alley.

TRACT 3:

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of Old Fair Grounds Subdivision, as of record in Book 21, page 116, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the south side of Trimble Street or Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Roger W. Sanders and E. H. Hoover, Jr., by deeds of record in Book 2483, page 528, Book 2998, page 221, and Book 2998, page 545, Register's Office of Davidson County, Tennessee. The said Roger W. Sanders having since died, devising his undivided 1/2 interest in said property to Susan Sanders Boswell and Virginia Sanders Huddleston as Co-Trustees by his will which was probated in Rutherford County, Tennessee a cer-

tified copy of said will being of record in Book 5505, page 220, Register's Office of Davidson County, Tennessee. The said E. H. Hoover, Jr., has since died leaving a Last Will and Testament of record in Will Book 126, page 618, County Court Clerk's Office, Davidson County, Tennessee, wherein Commerce Union Bank serves as Executor of the E. H. Hoover, Jr., estate. Susan W. Sanders residuary trust conveyed its one-half undivided interest in said real estate to Commerce Union Bank, Executor of the E. H. Hoover, Jr., estate be deed of record in Book 5511, page 115, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has caused this quitclaim deed to be executed on this the 22ND day of DECEMBER, 1981.

COMMERCE UNION BANK
Executor of the E. H. Hoover, Jr., Estate

By: Charles J. Vacca
VICE PRESIDENT AND TRUST OFFICER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Callie S. Cheney, a Notary Public of the State and County aforesaid, personally appeared Charles J. Vacca, with whom I am personally acquainted, and who, upon oath, acknowledges himself to be Assistant Vice President and Trust Officer of Commerce Union Bank, Executor of the E. H. Hoover, Jr., Estate, the within named bargainor, a corporation, and that he as such Assistant Vice President and Trust Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself, as Assistant Vice President and Trust Officer.

Witness my hand and seal at my office in Nashville, Tennessee this 22nd day of December, 1981.

Callie S. Cheney
NOTARY PUBLIC

My Commission Expires:
7-11-82

DEC 23 10 05 AM '81

673059

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $173,000.00. Subscribed and sworn to before me this 22ND day of DECEMBER, 1981.

Callie S. Cherry
NOTARY PUBLIC

Charles J. Vacca
AFFIANT

My Commission Expires:

2-18-82

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 5833 PAGE 582

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
			173000.00-	CO
			449.80	CO TX
			.50	PRFEE
			9.00	WDEED
				CHECK 459.30-
			4403A12/23/81	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 3 0 5 9

IDENTIF. REFERENCE

DEC 23 10 03 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 859263