BOOK 5855 PAGE 480 *SPECIAL

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
Rita Jane Hurst (NAME)	Bailey Mortgage Company	Map 91-5
6214 Laredo Avenue (STREET ADDRESS OR ROUTE NUMBER)	Customer Service Department (NAME) P.O. Box 1389 (STREET ADDRESS)	Parcel 28
Nashville, Tn. 37209 (CITY) (STATE) (P. O. ZIP)	Jackson, Mississippi 39205 (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 Rita Jane Hurst

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. 15, Moss Wood Subdivision, as of record in Book 2663, page 102, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Commerce Union Bank by Trustee's Deed from John R. Adams, Trustee, of record in Book 5738, page 362, Register's Office for said County.

Upon the delivery of this Special Warranty Deed, Grantee assumes the indebtedness secured by a deed of trust of record in Book 5279, page 23, said Register's Office, payable to Tennessee Housing Development Agency.

The above property is conveyed subject to the following:

1. 1982 Metropolitan Government taxes.
2. Restrictive covenants of record in Book 2861, page 35, said Register's Office.
3. The Plan of record in Book 2663, page 102, said Register's Office.
4. The above deed of trust assumed by Grantee.

*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 (X) property, known as 6214 Laredo Avenue, Nashville, Tennessee 37209
(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 24th day of February, 19 82.

ATTEST: COMMERCE UNION BANK

BY: James Michael Newell Banking Officer BY: Ronald Brown V.P.

Form 3

STATE OF _____)

COUNTY OF _____)

BOOK 5855 PAGE 481

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 24 day of Feb., 1982.

My Commission Expires: 7/21/85

Carol R. Lewis
Notary Public

NOTARY PUBLIC CAROL R. LEWIS DAVIDSON COUNTY

*SPECIAL WARRANTY DEED

FROM Commerce Union Bank, a Tennessee banking corporation

TO Rita Jane Hurst

G 8 1 0 3 2

IDENTIFICATION REFERENCE

FEB 25 3 20 PM '82

REGISTER'S OFFICE
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 $ 33,773.20

Rita Jane Hurst

Subscribed and sworn to before me this 24 day of Feb., 1982.

My Commission Expires: 7/21/85

Carol R. Lewis
Notary Public

NOTARY PUBLIC CAROL R. LEWIS DAVIDSON COUNTY

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

RECEIVED OF _____

FOR _____ BOOK 5855 PAGE 482

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

33770.20- CO
67.68 CO TX
.50 PRFEE
6.00 MORTG
CHECK 94.38-
4254AU2/25/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G81032

IDENTIFICATION REFERENCE

FEB 25 3 20 PM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 868716