BOOK 5855 PG. 793

*SPECIAL Car

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY FLT

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gerald Wayne Ethridge and wife, Sharron Lee Ethridge (NAME) | Third National Mortgage Co. (NAME) | Map 162-13 |
| 436 Cedarvalley Dr. (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 2628 (STREET ADDRESS) | Parcel 10 |
| Nashville Tn. 37211 (CITY) (STATE) (P. O. ZIP) | Nashville, Tenn. 37219 (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 Gerald Wayne Ethridge and wife, Sharron Lee Ethridge

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:

Being Lot No. 10 on the Plat of Cedarwood Estates, Section I, Revised, of record in Plat Book 4675, page 62, Register's Office for Davidson County, Tennessee.

Said Lot 10 fronts 88.0 feet on the northerly margin of Cedarvalley Drive and extends back 234.12 feet on the westerly line and 199.09 feet on the easterly line, to a line on the rear on which it measures 109.3 feet.

Being the same property conveyed to Commerce Union Bank by Substitute Trustee's Deed from Stephen C. Baker, Substitute Trustee, of record in Book 5848, page 630, Register's Office for said County.

Upon the delivery of this Special Warranty Deed, Grantees assume the indebtedness secured by a deed of trust of record in Book 5122, page 293, said Register's Office, payable to Third National Mortgage Company, and assigned to Jefferson Federal Savings and Loan Association by instrument of record in Book 5139, page 937, said Register's Office.

The above property is conveyed subject to the following:

1. 1982 Metropolitan Government taxes.
2. Restrictive covenants of record in Book 4753, page 683, said Register's Office.
3. T.V.A. Easement of record in Book 2439, page 564, said Register's Office.
4. Sewer Easement of record in Book 4545, page 203, said Register's Office.
5. The Plan of record in Book 4675, page 62, said Register's Office.
6. The above deed of trust assumed by Grantees.

*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 436 Cedarvalley Drive, Nashville, Tennessee 37211
(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 26th day of February, 19 82.

ATTEST: COMMERCE UNION BANK

BY: James Michael Newbill BY: [signature], V.P.

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 Ronald G Turner and James M 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 M Newbill as such Banking Officer as such.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 26 day of Feb., 19 82.

My Commission Expires: 10-20-85

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

*SPECIAL

**WARRANTY DEED**

FROM

Commerce Union Bank, a Tennessee banking corporation

TO

Gerald Wayne Ethridge and wife, Sharron Lee Ethridge

G 8 T 1 5 6

IDENTIF. REFERENCE

FEB 26 3 00 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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 $ 57,500.00

Subscribed and sworn to before me this 26 day of Feb., 1982

Sharron Lee Ethridge

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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

RECEIVED OF _____ BOOK 5855 PAGE 795

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 |
|---|---|---|---|---|

| | | |
|---|---|---|
| 575[illegible].00- | CO | |
| 149.50 | CO TX | |
| .50 | PRFEE | |
| 6.00 | MORTG | |
| | CHECK | 156.00- |
| 4406A02/26/82 | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G8I156

IDENTIF. REFERENCE

FEB 26 3 00 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 868859