*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
Andrew Eggleston (NAME)	The Lomas & Nettleton Company (NAME)	Map 43-13
505 E. Maple St. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1056 (STREET ADDRESS)	Parcel 140
Madison Tn. 37115 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Va. 23451 (CITY) (STATE) (ZIP)	

BOOK 5862 PAGE 173

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 Andrew Eggleston

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. 1 on the Plan of the Subdivision of Tract No. 1, Forest Park Acreage Tracts, of record in Book 843, page 81, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 1 fronts 89.1 feet on the northerly side of East Maple Street and extends back 214 feet on the westerly line and 209 feet on the easterly line to a dead line in the rear measuring 42.5 feet thereon.

Being the same property conveyed to Commerce Union Bank by Substitute Trustee's Deed from William C. Argabrite, Substitute Trustee, of record in Book 5833, page 367, 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 5259, page 366, said Register's Office, payable to The Lomas and Nettleton Company.

The above property is conveyed subject to the following:

1. 1982 Metropolitan Government taxes.

2. Sanitary sewers and/or storm drainage easement of record in Book 5275, page 534, said Register's Office.

3. 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 XX property, known as 505 E. Maple Street, Madison, Tennessee 37115
(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 15th day of March 19 82.

ATTEST COMMERCE UNION BANK

BY: [signature] BY: [signature] Vice President

Form 3

STATE OF _____)

COUNTY OF _____)

BOOK 5862 PAGE 174

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

WITNESS my hand and official seal at office at Nashville, Tennessee on this 15 day of March, 19 82.

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

*SPECIAL WARRANTY DEED

FROM
Commerce Union Bank, a Tennessee banking corporation

TO
Andrew Eggleston

G 8.3395

IDENTIF. REFERENCE

MAR 16 10 56 AM '82

FELIX Z. WILSON JR. 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 $ 40,452.63

Andrew Eggleston

Subscribed and sworn to before me this 15 day of March, 19 82.

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5862 PAGE 175

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
			40462.63- CO	
			105.30 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	111.80-
7193A	03/16/82	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8.33

IDENTIF. REFERENCE

MAR 16 10 56 AM '82

FELIX Z. WILSON REGISTER
DAVIDSON CO. TENN.

No. 871538