*SPECIAL

BOOK 5868 PAGE 57

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
Florence S. Hamilton	SAME	Map 103-16-B
Unit 702 (NAME)	(NAME)	
4215 Harding Rd.		Parcel 73
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tn. 37205		
(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 Florence S. Hamilton

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 Unit No. 702 as shown on the Plat of Windsor Towers, a Condominium, of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .925% interest in common elements of 4215 Harding Road Homeowners' Association, as described in Book 5313, page 338, et seq., said Register's Office.

Being the same property conveyed to Commerce Union Bank by Substitute Trustee's Deed from William C. Argabrite, Substitute Trustee, of record in Book 5861, page 696, Register's Office for said County.

The above property is conveyed subject to the following:

1. 1982 Metropolitan Government taxes.

2. Terms and conditions of a Master Deed Establishing a Horizontal Property Regime of Windsor Tower Condominium Apartments of record in Book 5313, page 338, and By-Laws of record in Book 5313, page 358, said Register's Office.

3. The Plan of record in Book 5200, page 71, said Register's Office.

4. Sanitary sewer and drainage easement of record in Book 3956, page 943, said Register's Office.

*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 Unit 702, 4215 Harding Road Nashville, Tenn. 37205
(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 31st day of March, 19 82.

ATTEST: COMMERCE UNION BANK

BY: [signature] BY: [signature], V.P.

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

WITNESS my hand and official seal at office at Nashville, Tennessee on this 31 day of March, 1982.

My Commission Expires: 10-20-85

Judy Sanders

Notary Public

*SPECIAL

WARRANTY DEED

FROM

Commerce Union Bank, a Tennessee banking corporation

TO

Florence S. Hamilton

G 8.5 3 9 3

IDENTIF. REFERENCE

MAR 31 2 47 PM '82

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 $ 131,900.00

Florence S. Hamilton

Subscribed and sworn to before me this 31 day of March, 1982.

My Commission Expires: 7/21/85

Carol R. Rogers

Notary Public.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5868 PAGE 59

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

|9|9[illegible].00- CO
348.54 CO TX
.50 PRFEE
6.00 MDEED
CHECK 349.44-
9701A03/31/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85399

IDENTIF. T REFERENCE

MAR 31 2 47 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 873941