BOOK 5871 PAGE 975

*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
Robert H. Braswell	Commerce Union Bank	129-8;73
595 Hicks Rd, Apt. 4D (NAME) (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (NAME) (STREET ADDRESS)	
Nashville Tn. 37221 (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 Robert H. Braswell

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. 50 on the Plan of Section I, Warner Park Valley, of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

Said Lot No. 50, which is a corner lot, fronts 121.0 feet on the northeasterly margin of Percy Warner Boulevard and fronts 115.0 feet on the southeasterly margin of U. S. Highway 70S or Harding Road, said frontages being joined by a curve having a length of 39.3 feet, and extends back 146.0 feet on the northeasterly line and 140.0 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to Commerce Union Bank by deed from Terry Steven Smith and wife, Judith A. Smith, of record in Book 5863, page 673, 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 5229, page 620, said Register's Office, payable to Commerce Union Bank.

The above property is conveyed subject to the following:

1. 1982 Metropolitan Government taxes.
2. Restrictive covenants of record in Book 3466, page 89, Book 3534, page 128, Book 3577, page 511, and Book 3702, page 465, said Register's Office.
3. The Plan of record in Book 3600, pages 12, 13 and 14, 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.

This is improved (X) unimproved ( ) property, known as 6211 Harding Road, Nashville, Tennessee 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 12th day of April, 19 82.

ATTEST: COMMERCE UNION BANK

BY: BY: Vice President

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 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 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 D. MARK 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 12 day of April, 19 82.

My Commission Expires: 10-20-85

Judy Sanders

Notary Public

JUDY SANDERS NOTARY PUBLIC STATE OF TENNESSEE

*SPECIAL

WARRANTY DEED

FROM

Commerce Union Bank, a

Tennessee banking corporation

TO

Robert H. Braswell

G 8.6 7 3 8

IDENTIF. REFERENCE

APR 12 2 54 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

CHECK

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 81,200.00.

Robert H Braswell

Subscribed and sworn to before me this 12 day of April, 19 82.

My Commission Expires: 7/21/85

Carol R. Rivers

Notary Public

CAROL R. RIVERS NOTARY PUBLIC DAVIDSON CO. TENN.

04/12 217.62-

1459

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

RECEIVED OF _____

FOR _____ BOOK 5871 PAGE 977

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

81200.00- CO
211.12 CO TX
.50 PRFEE
6.00 WDEED
CHECK 217.62-
145904/12/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8.6 7 3 8

IDENTIF. REFERENCE T

APR 12 2 54 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 875617