*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
Paul R. Smith and wife	Commerce Union Bank	Map 181
(NAME) 4802 Hopedale Dr.	(NAME) P. O. Box 2546	Parcel 132
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37211	(STREET ADDRESS) Nashville, Tennessee 37219	
(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 Paul R. Smith and wife, Linda E. Smith

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 Tract No. 4 as shown on a survey prepared by John Kohl and Company, dated April 12, 1982, described as follows:

Beginning at a point in the southerly margin of Pettus Road, thence with the southerly margin of Pettus Road, South 87° 15' 30" East, 145 feet to an iron pin, being the common northerly corner of the property described herein and property owned by Stafford of record in Book 5220, page 36, Register's Office for said County, thence South 3° 50' 48" West 954.85 feet to an iron pin, being the common southerly corner of the property described herein and Stafford; thence North 79° 12' 52" West 146.05 feet to an iron pin, being the common southerly corner of the property described herein and property owned by Johnson of record in Book 5577, page 261, said Register's Office; thence North 3° 50' 49" East 934.41 feet to the point of beginning, containing 3.144 acres, more or less.

Being the same property conveyed to Commerce Union Bank, by Substitute Trustee's Deed from Herman O. Loewenstein, Substitute Trustee, of record in Book 5821, page 83, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1982 Metropolitan Government taxes.
2. Restrictions contained in deed of record in Book 4897, page 897, 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 (xx) property, known as 118B Pettus Road, Antioch, Tennessee 37013
(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 14th day of June, 1982

ATTEST: COMMERCE UNION BANK

BY: Theodore R. Bland A.V.P. BY: Ronald Green, V.P.

Form 3

STATE OF)

COUNTY OF)

BOOK 5898 PAGE 343

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 Theodore R. Blair, with whom I am personally acquainted and who upon 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 Ronald G. Turner as such Vice President, and attesting the same by the said Theodore R. Blair as such Assistant Vice President.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 14 day of June, 1982.

My Commission Expires: 7/2/85

Carol R. Lewis
Notary Public

*SPECIAL WARRANTY DEED

FROM

Commerce Union Bank, a Tennessee banking corporation

TO

Paul R. Smith and wife, Linda E. Smith

G: 9 5 6 4 9

TOTAL REFERENCE

JUN 15 11 29 AM '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 $ 119,500.00

Paul R Smith

Subscribed and sworn to before me this 14 day of June, 1982

My Commission Expires: 7/2/85

Carol R. Lewis
Notary Public

6/15/82 17:20-6

2674

345

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5898 PAGE 344

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

119500.00= CO
310.70 CO TX
.50 PRFEE
6.00 WDEED
CHECK 317.20-
2674406/15/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 5 6 4 9

REFERENCE

JUN 15 11 29 AM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 886427