*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
Oliver N. Smith	SAME	Map 82-7
(NAME)	(NAME)	Parcel 93
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 5899 PAGE 384
(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, ~~XX~~ Commerce Union Bank, a Tennessee banking corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Oliver N. 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:

Being Lot No. 139 on the Map of V. S. Lindsley's Property, of record in Book 57, page 25, Register's Office for said County, but not numbered on said plan, described as follows:

Beginning at a point in the westerly margin of Meridian Street, 450 feet north of Hancock Street, being the northeast corner of the property conveyed to Ida Jamison by deed in Book 1012, page 323, said Register's Office; thence along Jamison's north line, westerly 174 feet 3 inches to the easterly margin of a 16-foot alley; thence with the margin of said alley, northerly 50 feet to a point, the southwest corner of the lot conveyed to R. C. Whitsitt, by deed in Book 981, page 299, said Register's Office; thence with Whitsitt's southerly line, easterly 174 feet 3 inches to the westerly margin of Meridian Street; thence with the margin of the same southerly 50 feet to the point of beginning.

Being part of the same property conveyed to Commerce Union Bank, by Trustee's Deed from Stephen C. Baker, Trustee, of record in Book 5868, page 50, said Register's Office.

The above property is conveyed subject to the following:

1. 1982 Metropolitan Government taxes.
2. Letter from Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5810, page 88, said Register's Office.
3. Letter from Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5845, page 371, said Register's Office.
4. Rights of parties in actual possession of all or any part of the premises.

*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 818 Meridian Street, Nashville, Tennessee 37207
(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 16th day of June, 1982

ATTEST: COMMERCE UNION BANK

BY: Gary Hollowell AVP BY: [signature] V.P.

Form 3

OFFICIAL RECEIPT

STATE OF)

COUNTY OF)

BOOK 5899 PAGE 385

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

WITNESS my hand and official seal at office at Nashville, Tennessee on this 16 day of June 19 82

My Commission Expires: 7-21-85

Notary Public

*SPECIAL WARRANTY DEED

FROM

Commerce Union Bank, a Tennessee banking corporation

TO

Oliver N. Smith

G 9 6 0 6 1

SPECIFIC REFERENCE

JUN 17 11 02 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

3197 06/17 16.36 CHECK

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 3,800.00

Oliver N. Smith

Subscribed and sworn to before me this 16 day of June, 1982

My Commission Expires: 7/21/85

Carol R. Rawls

Notary Public

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

RECEIVED OF BOOK 5899 PAGE 386

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
			3800.00- CO	
			9.88 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	16.38-
			3197A06/17/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 6 0 6 1

IDENTIFICATION REFERENCE

JUN 17 11 02 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 886929