OFFICIAL RECEIPT

*SPECIAL

BOOK 5939 PAGE 195 **WARRANTY DEED** Fida

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Bartlett Roten & wife	Fidelity Federal Savings & Loan Association (NAME)	Map 84-13
(NAME) 2136 Dearborn Dr.	Fourth & Union	Parcel 8
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tn. 37214	(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 David Bartlett Roten and wife, Cynthia C. Roten

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. 93 on the Map of Donelson Hills, of record in Book 2331, page 22, Register's Office for said County.

Said Lot 93 fronts 70.03 feet on the northerly side of Dearborn Drive and runs back between lines 466 feet on the westerly side line and 290 feet on the easterly side line to a line at the rear measuring 208.5 feet thereon.

Being the same property conveyed to Commerce Union Bank, a Tennessee banking corporation, by deed from William Renick, Jr. and wife, Glenda S. Renick, of record in Book 5916, page 968, said Register's Office.

Upon delivery of this Special Warranty Deed, Grantees assume the indebtedness secured by a deed of trust of record in Book 4898, page 59, said Register's Office, payable to Fidelity Federal Savings and Loan Association of Nashville.

The above property is conveyed subject to the following:

1. 1982 Metropolitan Government taxes.
2. Restrictive covenants of record in Book 2396, page 345, said Register's Office.
3. Sanitary sewers and/or storm drainage easements of record in Book 4921, page 194, and Book 4940, page 896, said Register's Office.
4. The Plan of record in Book 2331, page 22, said Register's Office.
5. The above deed of trust assumed by Grantees.

*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 2136 Dearborn Drive, Nashville, Tennessee 37214
(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 17th day of September, 1982

ATTEST: Commerce Union Bank

BY: A.V.P. BY: Ronald B. Jun, V.P.

Form 3

OFFICIAL RECEIPT

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 Al Babich, 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 Ronald G. Turner as such Vice President, and attesting the same by the said Al Babich as such Asst. Vice President.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 17 day of Sept, 1982

My Commission Expires: 10-20-85

Judy Sanders
Notary Public

*SPECIAL WARRANTY DEED

FROM

Commerce Union Bank, a Tennessee banking corporation

TO

David Bartlett Roten and wife, Cynthia C. Roten

H 0 9 1 4 0

IDENTIF. REFERENCE

SEP 20 11 09 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

9667

CHECK 112.10

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 40,955.32

David Bartlett Roten

Subscribed and sworn to before me this 17 day of Sept., 1982

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 _____

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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
			40955.32- CO	
			106.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 113.10-	
			9667A09/20/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 9 1 4 0

IDENTIF. REFERENCE

SEP 20 11 09 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 900514