OFFICIAL RECEIPT

632P 10/27 [illegible]

*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
Charles John Pearce and wife, Patricia L. Pearce (NAME)	Commerce Union Bank	Map 136-15
3048 Runabout Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (NAME)	Parcel 26
Nashville Tn. 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (STREET ADDRESS) (CITY) (STATE) (ZIP)	

BOOK 5955 PAGE 783

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 Charles John Pearce and wife, Patricia L. Pearce

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. 59 on the Plan of Harbour Town Village, Section I, as of record in Book 4675, pages 3 and 4, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Commerce Union Bank by Trustee's Deed from Doswell Brown, III, Trustee, of record in Book 5807, page 891, Register's Office for said County.

The above property is conveyed subject to the following:

1. Restrictive covenants of record in Book 4806, page 87, said Register's Office.

2. The Plan of record in Book 4675, pages 3 and 4, 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 3048 Runabout Drive, Nashville, Tennessee 37217
(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 26th day of October, 19 82

ATTEST COMMERCE UNION BANK

BY: James Michael Newbill BY: [signature], V.P.
Bunking Officer

Form 3

STATE OF _____)

COUNTY OF _____)

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__.

BOOK 5955 PAGE 784

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 James Michael Newbill, with whom I am personally acquainted and who upon their several oaths) acknowledged (~~himself~~, themselves) to be the Vice President and Banking Officer respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (~~he~~, they) as such Vice President and Banking Officer, 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 James Michael Newbill as such Banking Officer

WITNESS my hand and official seal at office at Nashville, Tennessee on this 26 day of Oct., 1982.

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

*SPECIAL WARRANTY DEED

FROM Commerce Union Bank, a

TO Tennessee banking corporation

Charles John Pearce and wife,

Patricia L. Pearce

H 14422

IDENTIF. REFERENCE

OCT 27 2 30 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RETURN TO: File
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 75,000.00

_____

Subscribed and sworn to before me this 26 day of Oct., 1982

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 5955 PAGE 785

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
			75000.00- CO	
			195.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	201.50-
6328A	10/27/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 4 4 2 2

IDENTIF. REFERENCE

OCT 27 2 30 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 906917