*SPECIAL

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

BOOK 5977 PAGE 415

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny Neal Batson	SAME	Map 81-12
(NAME) 1113 Glenwood Ave.	(NAME)	Parcel 166
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn 37204	(STREET ADDRESS)	
(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 Danny Neal Batson

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. 192 in McGavock and Wetmore's First Addition to Nashville called the town of McGavock, the plan of which is of record in Book 21, page 23, Register's Office for said County.

Said Lot No. 192 fronts 50 feet on the southwest side of Ninth Avenue North, formerly known as Buena Vista Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Commerce Union Bank, by Substitute Trustee's Deed from Marc T. McNamee, Substitute Trustee, of record in Book 5951, page 291, Register's Office for said County.

*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 1611 9th Avenue, North, Nashville, Tennessee 37208
(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 December, 19 82

ATTEST: COMMERCE UNION BANK

BY: James Richard Newbill
Banking Officer

BY: Donald L. Ewing V.P.

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__.

Commission Expires: _____

_____
Notary Public

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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 Thomas Michael Mitchell, with whom I am personally acquainted and who upon ~~this oath~~, 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 Banking Officer, and attesting the same by the said Thomas Michael Mitchell as such Vice President, and attesting the same by the said Thomas Michael Mitchell as such Banking Officer as such Vice President.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 14 day of December, 19 82

My Commission Expires: 10 20 85

_____
Notary Public

*SPECIAL WARRANTY DEED

FROM
Commerce Union Bank, a Tennessee banking corporation

TO
Danny Neal Batson

H 2 T 5 0 F

IDENTIF. REFERENCE

DEC 15 10 46 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 $ 6,500.00

Danny Neal Batson

Subscribed and sworn to before me this 14 day of December, 19 82

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 _____ BOOK 5977 PAGE 417

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
			6500.00- CO	
			16.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	23.40-
			5415A12/15/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 T 5 0 5

IDENTIF. REFERENCE

DEC 15 10 46 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 915691