OFFICIAL RECEIPT

3046

*SPECIAL

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

BOOK 5977 PAGE 419

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Yon H. Burton | SAME | Map 83-13 |
| (NAME) 1612 Church St. | (NAME) | Parcel 102 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville Tn 37203 | (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 Yon H. Burton, an unmarried person

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 part of Lot No. 96 on the Plan of East Edgefield of record in Book 21, page 147, Register's Office for said County.

Said part of Lot No. 96 fronts 50 feet on the south side of Fatherland Street and runs back between parallel lines 107 feet to a dead line in the rear.

Being the same property conveyed to Commerce Union Bank, by deed from William C. Irwin and wife, Phyllis B. Irwin, of record in Book 5877, page 796, 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 1114 Fatherland, Nashville, Tennessee 37206
(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 Michael Newbill, Banking Officer BY: Donald B. Luna, V. P.

Form 3

OFFICIAL RECEIPT

STATE OF _____)

COUNTY OF _____)

BOOK 5977 PAGE 420

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 Jeuck and James Michael Hamblee, with whom I am personally acquainted and who upon (his 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 Jeuck III as such Vice President, and attesting the same by the said James Michael Hamblee as such Banking Officer.

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

My Commission Expires: 11-20-85

Judy Sanders
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

*SPECIAL **WARRANTY DEED**

FROM

Commerce Union Bank, a Tennessee banking corporation

TO

Yon H. Burton, an unmarried person

RETURN TO:

**Dearborn & Ewing**
ATTORNEYS
NASHVILLE, TENN.

H 2 1 5 0 8

IDENTIF. REFERENCE

DEC 15 10 50 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 19,300.00

Yon H Burton

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

My Commission Expires: 7/2/85

Carol R Rivers
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____ BOOK 5977 PAGE 421

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 |
|---|---|---|---|---|
| | | | 19300.00- CO | |
| | | | 50.18 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 56.68- |
| 5418 | A | 12/15/82 | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 1' 5.0 8

IDENTIF. REFERENCE

DEC 15 10 50 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 915694