2217 01/19 131.82- CHECK *SPECIAL BOOK 5995 PAGE 58

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
Louise Pelham	Dobson & Johnson, Inc.	Map 25-16
(NAME) 918 Dickerson Rd.	(NAME) Suite 1800, One Commerce Place	Parcel 15
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tn 37072	(STREET ADDRESS) Nashville, Tennessee 37239	
(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 Louise Pelham, 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 Lot No. 34 on the Plan of Goodlettsville Heights, Section III, a plat of which is of record in Book 1835, page 98, Register's Office for said County.

Said Lot No. 34 fronts 125 feet on the east side of Dickerson Road (U.S. 41-E), and runs back 247.9 feet on the north line and 201.7 feet on the south line, and shows 133.8 feet on the rear line.

Being the same property conveyed to Commerce Union Bank, by Substitute Trustee's Deed from John C. Phipps, II, Substitute Trustee, of record in Book 5927, page 868, re-recorded in Book 5929, page 821, Register's Office for said County.

Upon the delivery of this Special Warranty Deed, Grantee assumes the indebtedness secured by a deed of trust of record in Book 4745, page 316, said Register's Office, payable to Dobson & Johnson, Inc.

The above property is conveyed subject to the following:

1. 1983 Metropolitan Government and City of Goodlettsville taxes.
2. A 20' permanent easement for sanitary sewers of record in Book 4805, page 981, said Register's Office.
3. The Plan of record in Book 1835, page 98, said Register's Office.
4. The above deed of trust assumed by Grantee.

*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 918 Dickerson Road, Goodlettsville, Tennessee 37072
(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 18th day of January, 19 83

ATTEST:

BY: James Michael Trumbull
Banking Officer

COMMERCE UNION BANK

BY: Gerald R. Lien, V.P.

Form 3

STATE OF _____)

COUNTY OF _____)

5995 59

BOOK 5995 PAGE 59

Personally appeared before me, _____, a Notary Public within 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 JAMES MICHAEL NEWBILL, 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. 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 18 day of JANUARY, 1983

My Commission Expires: 10-20-85

Judy Sanders
Notary Public

JUDY SANDERS NOTARY PUBLIC AT LARGE TENNESSEE

*SPECIAL WARRANTY DEED

FROM
Commerce Union Bank, a Tennessee banking corporation

TO
Louise Pelham, an unmarried person

H26950

IDENTIF. REFERENCE

JAN 19 1 34 PM '83

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 $ 48,186.55

Louise Pelham

Subscribed and sworn to before me this 18 day of January, 1983

My Commission Expires: 7/21/85

Carol L. Rivers
Notary Public

CAROL L. RIVERS NOTARY PUBLIC AT LARGE STATE OF TN

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

RECEIVED OF _____

FOR BOOK 5995 PAGE 60

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
			4816.55- CO	
			125.32 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 131.82-	
			2217A01/19/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H26950

IDENTIF. REFERENCE

JAN 19 1 34 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 922257