OFFICIAL RECEIPT

*SPECIAL

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

BOOK 5995 PAGE 183

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Owen and wife, Yvette Owen	Southeast Mortgage Co.	Map 42-13
707 Tuckahoe Dr. (STREET ADDRESS OR ROUTE NUMBER)	1390 Brickell Avenue (NAME)	Parcel 59
Madison Tn. 37115 (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33131 (STREET ADDRESS) (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 James L. Owen and wife, Yvette Owen

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. 6 on the Plan of Kemper Heights, Section IV, as of record in Book 2854, page 65, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.

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 5919, page 603, Register's Office for said County.

Upon the delivery of this Special Warranty Deed, Grantees assume the indebtedness secured by a deed of trust of record in Book 5125, page 25, said Register's Office, payable to Concord Liberty Savings & Loan Association.

The above property is conveyed subject to the following:

1. 1983 Metropolitan Government taxes.
2. Restrictive covenants of record in Book 2960, page 211, said Register's Office.
3. The Plan of record in Book 2854, page 65, said Register's Office.
4. 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 707 Tuckahoe Drive, Madison, Tennessee 37115
(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 19th day of January, 1983

ATTEST: COMMERCE UNION BANK

BY: [signature] Vice President BY: [signature] V.P.

Form 3

BOOK 5995 PAGE 184

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

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 D. MARK TURNER, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Vice President and Vice President respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Vice President and 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 D. MARK TURNER as such Vice President

WITNESS my hand and official seal at office at Nashville, Tennessee on this 19 day of January, 1983

My Commission Expires: 4-20-86

_____
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

*SPECIAL WARRANTY DEED

FROM
Commerce Union Bank, a Tennessee banking corporation

TO
James L. Owen and wife, Yvette Owen

H 26990

IDENTIF. REFERENCE

JAN 19 3 22 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

01/19 245.70- CHECK

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $92,000.00

Yvette Owen

Subscribed and sworn to before me this 19 day of January, 1983

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

2258

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

RECEIVED OF _____ BOOK 5995 PAGE 185

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
			92000.00- CO	
			239.20 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	245.70-
225BA01/19/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H26990

IDENTIF. REFERENCE

JAN 19 3 22 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 922298