OFFICIAL RECEIPT

F.B. 3047

*SPECIAL

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

BOOK 6014 PAGE 780

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Miller & wife, Lisa Miller (NAME)	Buffalo Savings Bank (NAME)	Map 182
5902 Cane Ridge Road (STREET ADDRESS OR ROUTE NUMBER)	545 Main Street (STREET ADDRESS)	Parcel 102
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Buffalo, New York 14203 (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, ~~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 Robert Miller and wife, Lisa Miller

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:

Land in the Fifth Civil District of Davidson County, Tennessee, being Tract No. 2 of an unrecorded survey by Donald W. Fortner, dated March 16, 1974, as follows:

Beginning at an iron pin 25.00 feet east of the center of Cain Ridge Road marking the northwest corner of the Bond's property as conveyed in Book 4586, page 43, Register's Office for said County; and the southwest corner of the property conveyed to Ernest E. Yenawine and wife, by deed of record in Book 2240, page 110, said Register's Office; thence south 85 deg. 33 min. East 638.20 feet with a wire fence along said Yenawine's southerly boundary; thence South 85 deg. 36 min. East 395.15 feet; thence South 2 deg. 38 min. East 359.42 feet; thence North 58 deg. 42 min. West 357.29 feet; thence North 87 deg. 00 min. West 753.74 feet to an iron pin in the margin of Cain Ridge Road; thence North 3 deg. 00 min. East 214.20 feet with said margin to the point of beginning, containing 5.35 acres, more or less.

Being the same property conveyed to Commerce Union Bank, by Trustee's Deed from Stephen C. Baker, Trustee, of record in Book 5951, page 294, Register's Office for said County.

The above property is conveyed subject to 1983 Metropolitan Government taxes.

*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 442 Cane Ridge Road, Antioch, Tennessee 37013
(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 February, 1983

ATTEST: COMMERCE UNION BANK

BY: A.V.P. BY: V.P.

03/03 370.50- CHECK

672

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

BOOK 6014 PAGE 781

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

WITNESS my hand and official seal at office at Nashville, Tennessee on this 18 day of February 1983

My Commission Expires: 10-20-85 _____

Notary Public

NOTARY PUBLIC LARGA STATE OF TENNESSEE

*SPECIAL **WARRANTY DEED**

FROM

Commerce Union Bank, a Tennessee banking corporation

TO

Robert Miller and wife, Lisa Miller

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

IDENTIFICATION REFERENCE

H 3 3 9 3 8

MAR 3 11 20 AM '83

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 $ 140,000.00

_____

Subscribed and sworn to before me this 18 day of February, 83

My Commission Expires: 7-27-86 _____

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6014 PAGE 782

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
			140000.00- CO	
			364.00- CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 370.50-	
			0672A03/03/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 3 9 3 8

IDENTIF. REFERENCE T

MAR 3 11 20 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 932720