Map 121
Par 175.10

SPECIAL WARRANTY DEED

BOOK 6043 PAGE 594

THIS DEED, made and entered into this 22nd day of April, 1983, by and between Commerce Union Bank, a Tennessee banking corporation with its principal office at One Commerce Place, Nashville, Tennessee, as "Grantor" herein, and Sharon K. Eads, unmarried, who resides at 1750 Reynolds Road, Nashville, Tennessee 37214, hereinafter referred to as "Grantee".

W I T N E S S E T H:

FOR AND IN CONSIDERATION OF Three Thousand Seven Hundred Two and 56/100 Dollars ($3,702.56), the receipt of which is hereby acknowledged, Grantor has bargained and sold and by these presents does hereby grant and convey unto Grantee, her successors and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Land in the second Civil District of Davidson County, Tennessee, beginning at the northwest corner of the Goodwin property; thence east 382 feet, more or less, with Goodwin property to a pin; thence north 105 feet, more or less, to a pin; thence west 348 feet, more or less, to the middle of Reynolds Road; thence south 105 feet, more or less, to the beginning.

Being the same property conveyed to Commerce Union Bank by Substitute Trustee's Deed from J. Cassity Patterson, Substitute Trustee, of record in Book 5703, Page 174, said Register's Office.

Said property is conveyed subject to:

(1) Any mineral rights which Grantor does not have the right to convey;

(2) Easements and rights of way of record;

(3) Any applicable governmental regulations or planning and zoning regulations relating to the said property, including those affecting its use, improvements, enjoyments or maintenance, restrictive covenants of record, and all other agreements and restrictions of record, of which Grantee agrees, for itself, its successors and assigns, to abide by and not to violate;

(4) All other matters of record.

TO HAVE AND TO HOLD, the above-described property together with all privileges and appurtenances thereto belonging unto the Grantee, her successors and assigns, with covenant of special warranty, except as to the matters listed above. All warranties of Commerce Union Bank herein contained are expressly limited to those persons or parties claiming by, through or under Commerce Union Bank.

WITNESS the signature, the day and date first-above written.

COMMERCE UNION BANK

By: R Booth Chapman

Its: Sr Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3702.56

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April 1983

Deputy Register

RUSH

IDENTIF. REFERENCE

APR 29 9 32 AM '83

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

H 4 3 6 9 8

Buyer and Tax Bills:
Sharon K. Eads
1750 Reynolds Road
Nashville, TN 37214

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) SS

BOOK 6043 PAGE 595

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared R. Booth Chapman with whom I am personally acquainted, and who upon oath acknowleged him self to be the Sr. Vice President of Commerce Union Bank, the within named bargainor, a corporation, and that he as such Sr. Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Sr. Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee this the 22 day of April, 1983.

NOTARY PUBLIC

My commission expires: 4-20-86

SPECIAL WARRANTY DEED PREPARED BY:

JEFFERSON H. OCKERMAN
ASSOCIATE GENERAL COUNSEL
ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37219

2455 04/25 16:12- CHECK

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6043 PAGE 596

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			3702.56- CO	
			9.62 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	16.12-
			2455A04/25/63 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 3 6 9 8

IDENTIF. REFERENCE

APR 25 9 32 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 944118