BOOK 6049 PAGE 976

*SPECIAL

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
Clint Piper, et al	SAME	Map 93-12
209 Shutes Lane (NAME)	(NAME)	Parcel 47
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory Tn. 37138 (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 Clint Piper and wife, Ruth Piper, and William Stone Piper and wife, Connie Piper

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:

TRACT NO. I:

Being Lot No. 23 in the Fairfield Village Plan, as of record in Book 21, page 82, Register's Office for said County.

Said Lot No. 23 fronts 50 feet on the North side of the Lebanon Pike and runs back between parallel lines about 180 feet to an alley.

TRACT NO. II:

Being the easterly 16-2/3 feet of Lot No. 21, the westerly 16-2/3 feet of Lot No. 22 and the easterly 33-1/3 feet of Lot No. 22 on the Pageot's Fairfield Village Plan, as of record in Book 21, page 82, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 21 and 22 adjoin and front together 66-2/3 feet on the northerly side of Hermitage Avenue and run back between parallel lines, 170 feet to an alley at the rear of which it measures 66-2/3 feet thereon.

TRACT NOS. I AND II being the same property conveyed to Commerce Union Bank by Decree in the Chancery Court, Part 1, Davidson County, Tennessee, of record in Book 5723, page 642, said Register's Office.

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.

This is improved ~~XX~~ unimproved ( ) property, known as 286 Hermitage Avenue, Nashville, Tennessee 37210 (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 29th day of April, 1983

ATTEST: Commerce Union Bank A.V.P. COMMERCE UNION BANK

BY: BY: R Booth Chapman S.V.P.

05/04 137.35 - 0.00

Form 3

STATE OF _____)

COUNTY OF _____)

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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 R. Booth Chapman and Al Babich, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Sr. Vice Pres and Assistant Vice President respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Sr. Vice Pres and Assistant 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 R. Booth Chapman as such Sr. Vice Pres, and attesting the same by the said Al Babich as such Assistant Vice President.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 29 day of April, 19 83

My Commission Expires: 10-20-85

Judy Sanders
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

*SPECIAL WARRANTY DEED

FROM
Commerce Union Bank, a Tennessee banking corporation

TO
Clint Piper and wife, Ruth Piper and William Stone Piper and wife, Connie Piper

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

IDENTIF. REFERENCE

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.
MAY 4 11 04 AM 1983

H 45829

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 73,557.50

Clint Piper

Subscribed and sworn to before me this 29 day of April, 1983

My Commission Expires: 7/21/85

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 _____

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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
			73557.50- CO	
			191.36 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 197.86-	
			5014AC5/04/63 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 5 8 2 9

IDENTIF. REFERENCE T

MAY 4 11 04 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 946588