Map 162-1
Parcel 30.00

WARRANTY DEED

THIS DEED, made and entered into this 4th day of May, 1983, by and between Sadie L. Maxwell, a widow, as "Grantor" herein, and COMMERCE UNION BANK, a Tennessee banking corporation with its principal office at One Commerce Place, Nashville, Tennessee, hereinafter referred to as "Grantee".

WITNESSETH: BOOK 6051 PAGE 413

FOR AND IN CONSIDERATION OF Twenty Eight Thousand Nine Hundred Forty-Three and 41/100 Dollars ($28,943.41), the receipt of which is hereby acknowledged, Grantor has bargained and sold and by these presents does hereby grant and convey unto Grantee, its successors and assigns, the following described real property located in the city of Nashville, Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of Bakwood Heights Subdivision, as of record in Book 2854, page 97, Register's Office for said County.

Said Lot No. 8 fronts 130.0 feet on a curve on the northerly side of April Lane, running back between lines measuring 192.9 feet on the easterly line and 163.1 feet on the westerly side to a broken line in the rear, on which it measures 112.6 feet.

Being the same property conveyed to Marvin T. Maxwell and wife, Sadie L. Maxwell, by deed from Joe Grubbs, Jr. and wife, Nancy C. Grubbs, of record in Book 3279, page 329, Register's Office for Davidson County, Tennessee.

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, its successors and assigns, with covenant of general warranty, except as to the matters listed above.

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

Sadie L. Maxwell
Sadie L. Maxwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Sanders, a Notary Public in and for said County and State, the within named Sadie L. Maxwell, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 4th day of May, 1983.

JUDY SANDERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires 10-20-85 Notary Public Judy Sanders

NOTARY PUBLIC

My commission expires: _____

WARRANTY DEED PREPARED BY:

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

BOOK 6051 PAGE 414

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $28,943.41.

Affiant

Sworn to and subscribed before me,
this 4th day of May, 1983.

Notary Public

My commission expires: 7-31-85

Send tax bills to:
Commerce Union Bank
attn: Judy Sanders
Special Assets, M-8
One Commerce Place
Nashville, TN 37219

RUSH

IDENTIFICATION REFERENCE:

MAY 5 8 30 AM '83

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

H 4 5 9 7 3

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6051 PAGE 415

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
			26943.41- CO	
			75.14 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	81.64-
			5212A05/05/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 45973

IDENTIF. REFERENCE

MAY 5 8 30 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 946775