SPECIAL WARRANTY DEED

Map 82-16
Parcel 260

BOOK 6058 PAGE 281

THIS DEED, made and entered into this 13 day of May, 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 Brian T. Groner and wife, Teresa K. Fream Groner, who reside at 416 Wanda Drive, Nashville, Tennessee, hereinafter referred to as "Grantee".

WITNESSETH:

FOR AND IN CONSIDERATION OF Thirty Thousand and No/100 Dollars ($30,000.00), the receipt of which is hereby acknowledged, Grantor has bargained and sold and by these presents does hereby grant and convey unto Grantee, their successors and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being the easterly 60 feet of Lot No. 111 on the Plan of the J. S. Williams Addition to Edgefield, of record in Book 21, page 45, Register's Office for said County.

Said property fronts 60 feet on the southerly margin of Fatherland Street and extends back between parallel lines, with the westerly margin of South 9th Street, formerly Prisilla Street, erroneously referred to as the easterly margin, 210 feet to an alley.

Being the same property conveyed to Commerce Union Bank by Successor Trustee's Deed from Wilkins and Adams, Attorneys of record in Book 5978, page 890, Register's Office for Davidson County, Tennessee.

This property is also commonly known as 822 Fatherland Street, Nashville, 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 themselves, their 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, their 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

ATTEST:

By: [signature]
Its: Vice President

Mike Newbill
Mike Newbill, Banking Officer

8212 05/16.94.50- CHECK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)SS

BOOK 6058 PAGE 282

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mike Newbill and J. R. Cannon with whom I am personally acquainted, and who upon oath acknowleged themselves to be a Banking Officer and a Senior Vice President, respectively, of Commerce Union Bank, the within named bargainor, a corporation, and that they as such Banking Officer and Senior Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by Mike Newbill's signing his name attesting J. R. Cannon's signing the name of the corporation by himself as Senior Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee this the 13th day of May, 1983.

Vicki W. Harris
NOTARY PUBLIC

My commission expires: 7-21-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)SS

The undersigned, Mike Newbill, after first being duly sworn, would state that he is a Banking Officer of Commerce Union Bank and that the actual consideration or true value, whichever is greater, for this transfer is $30,000.00.

Mike Newbill
AFFIANT

Subscribed and sworn to before me, this the 13th day of May, 1983.

My commission expires: 7-21-85

Vicki W. Harris
NOTARY PUBLIC

SPECIAL WARRANTY DEED PREPARED BY:

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

Send tax notices to:

Brian T. Groner and Teresa K. Fream Groner
822 Fatherland Street
Nashville, Tennessee

H 48384

IDENTIF. REFERENCE

MAY 18 9 21 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6058 PAGE 283

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

30000.00- CO
76.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 84.50-
8212A05/10/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 8 3 8 4

IDENTIF. REFERENCE

MAY 10 9 21 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 949678