*SPECIAL

972 05/27 13:30

# 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 |
|---|---|---|
| Sherman Reeves and wife, Sherry Reeves | SAME (NAME) | Map 53-8 Parcel 118 |
| 108 30th Street (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Old Hickory, Tn. 37138 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | BOOK 6065 PAGE 397 |

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 Sherman Reeves and wife, Sherry Reeves

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 Davidson County, Tennessee, being Lot No. 3 and part of Lot 4 of Block 25 on the Plan of Dabbs and Elliott's Subdivision of Old Hickory, as of record in Book 547, page 127, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the northeasterly margin of Reid Boulevard at the northwest corner of Lot No. 3, being also the southeast intersection of said Boulevard and a 10' alley; thence with the southeast margin of said alley north 43 degrees 48 minutes east 98 feet to the northwest corner of the property conveyed to the United States of America, by deed from Bill Smith and wife, of record in Book 2157, page 105, said Register's Office; thence with said Government's southwesterly line 145 feet, more or less, to the northwesterly margin of 30th Street, said point also being the southwest corner of said Government property; thence with the northwesterly margin of said Street south 44 degrees west 74 feet, more or less, to the northeasterly margin of said Boulevard; thence with the same northwesterly 144 feet to the beginning.

Being part of the same property conveyed to Commerce Union Bank, by Substitute Trustee's Deed from W. Fred Williams, Substitute Trustee, of record in Book 5187, page 506, 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 ( X )
This is improved ( ) property, known as (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 27th day of May, 19 83

ATTEST: Commerce Union Bank COMMERCE UNION BANK

BY: [signature] BY: Ron N. Swafford VICE PRESIDENT

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

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ron N Suedekum 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 Ron N Suedekum 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 27 day of May, 19 83

My Commission Expires: 10-20-85

Judy Sanders
Notary Public

*SPECIAL WARRANTY DEED

FROM
Commerce Union Bank, a Tennessee banking corporation

TO
Sherman Reeves and wife, Sherry Reeves

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

IDENTIF. REFERENCE

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN
MAY 27 3 38 PM '83

H 50670

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 5,000.00.

Sherman Reem

Subscribed and sworn to before me this 27 day of May, 1983

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF_____

FOR_____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 5000.00- CO | |
| | | | 13.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 19.50- |
| 0972A05/27/83 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H5067 0

IDENTIF. REFERENCE

MAY 27 3 38 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 952353