*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 |
|---|---|---|
| Paul E. Stephens | SAME | Tr.I-Map 53-8, |
| (NAME) | (NAME) | Par.125; Tr.II- |
| 502 28th Street | (STREET ADDRESS) | Map 53-8,Par.150 |
| (STREET ADDRESS OR ROUTE NUMBER) | | |
| 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 Paul E. Stephens

BOOK 5065 PAGE 400

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:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

The property described in Exhibit A is conveyed subject to the following:

1. 1983 Metropolitan Government taxes.

2. Easement retained in Ordinance No. 30 of record in Book 5876, page 726, Register's Office for Davidson County, Tennessee, states that "BE IT FURTHER ENACTED, That easements are herein retained by the City of Lakewood, its agents, servants and/or contractors and utility companies, operating under franchise from the City of Lakewood for the right to enter, construct, operate, maintain, repair, rebuild, enlarge, and patrol its now existing or future utilities including drainage facilities, together with their appurtenances, and the doing of any and all things necessary and incidental thereto." (Applies to Tract II)

*All warranties of Commerce Union Bank herein contained are expressly limited to those persons or parties claiming by, through or under Commerce Union Bank.

H50671

IDENTIF. REFERENCE

MAY 27 3 39 PM 83

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

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: A. C. Pe BY: Ron N. Swafford Vice President

Form 3

STATE OF _____)

COUNTY OF _____)

BOOK 606 PAGE 401

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 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, 1983.

My Commission Expires: 10-20-85

Judy Sanders
Notary Public

*SPECIAL WARRANTY DEED

FROM

Commerce Union Bank, a Tennessee banking corporation

TO

Paul E. Stephens

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

Paul E. Stephens

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

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

TRACT NO. I:

Being Lot No. 10, Block 20, Dabbs and Elliott's Subdivision recorded in Book 547, page 127, Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the westerly side of 30th Street and runs back between parallel lines 144 feet to a dead line in the rear, the westerly line running on Reid Blvd.

TRACT NO. I being the same property conveyed to Commerce Union Bank, a Tennessee banking corporation, by Substitute Trustee's Deed from W. Fred Williams, Substitute Trustee, of record in Book 5237, page 947, Register's Office for said County.

TRACT NO. II:

Being an unnumbered Lot created by the City of Lakewood's abandonment of Reid Avenue between 28th Street and 30th Street.

Said lot fronts 50 feet on the westerly margin of 30th Street and runs back between parallel lines measuring 144.0 feet to a dead line in the rear measuring 50.0 feet.

TRACT NO. II 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.

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6065 PAGE 403

| | | |
|---|---|---|
| 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 | |
| | | | 9.00 WDEED | |
| | | | CHECK | 22.50- |
| | | | D973A05/27/83 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 0 6 7 1

IDENTIF. REFERENCE

MAY 27 3 39 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 952354