OFFICIAL RECEIPT

This Instrument Was Prepared By:
Claiborne K. McLemore III
Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 6069 PAGE 263

Address of New Owner(s):
The Joni P. Werthan Trust
Commerce Union Bank Trust Dept.
One Commerce Place
Nashville, Tennessee 37219

Send Tax Bills to:
Same

Map Parcel No:
104-2-373
Field Book No.:
21W01920

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, HERBERT M. SHAYNE, TRUSTEE (the Grantor) has this day bargained and sold and does hereby transfer and convey to COMMERCE UNION BANK, as Trustee under an agreement with Joni P. Werthan, dated August 22, 1974, as amended (the Grantee), its assigns and successors, the following described tract of land in Davidson County, Tennessee, to wit:

Being Lot No. 2 on the Plan of Kate Shields' Subdivision of part of Lot No. 56 in the Boyd Cockrill Spring Tract, as of record in Book 57, page 77, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon, Inc. of record in Book 5454, page 603, said Register's Office, as follows:

Beginning at a point in the southerly margin of West End Avenue 81.26 feet, more or less, from the south-west corner of the intersection of West End Avenue and Thirtieth Avenue, South; thence S 39° 24' E 138.41 feet to a point in the northerly margin of a public alley, thence, along the northerly margin of said alley 42.5 feet, more or less, to a point; thence northwardly 127.7 feet, more or less to the southerly margin of West End Avenue; thence N 36° 00' E 44 feet, more or less, to the point of beginning.

Being all the property conveyed to the Grantor by deed from Clinton Realty Company, of record in Book 6067, page 698, said Register's Office.

Current property taxes to be assumed by Grantee.

The above described property is conveyed expressly subject to the following:

1. A certain agreement concerning the easterly boundary of the above described property made by and among Clinton Realty Company, Shoney's, Inc. and John U. Wilson, of record in Book 5454, page 598, said Register's Office.

2. A certain agreement made by and among Clinton Realty Company, H. M. & L. Company, Joseph B. Ledbetter and wife, Candice Ledbetter, d/b/a Turnbull's, Bill Prisock and wife, Diane Prisock and Lamar Advertising of Tennessee, of record in Book 5631, page 426, said Register's Office.

3. Such part of the right-of-way of West End Avenue, if any, as may be included within the bounds of the above described property.

This is improved property located generally at 3007 West End Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belong, to the said Grantee and its assigns and successors, forever.

AND, the Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as herein set out. And I, Herbert M. Shayne, Trustee, hereby assign and transfer to the said Grantee all of the covenants and warranties contained in the above mentioned deed to me as Trustee, together with the benefits thereof, and also the covenants and warranties contained in all predecessor deeds conveying said property, as fully as I, as such Trustee, am authorized and empowered so to do, and as fully as I could or should do in the premises, but not otherwise, this conveyance being executed by me in

my official capacity as Trustee, only as pursuant to the power and authority on me conferred by said deed above mentioned.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 26 day of May, 1983.

Herbert M. Shayne
HERBERT M. SHAYNE, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Herbert M. Shayne, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 26 day of May, 1983.

Jean Patterson
Notary Public

My Commission Expires: 10-20-85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Herbert M. Shayne
Affiant

Subscribed and sworn to before me,
this 26 day of May, 1983.

Jean Patterson
Notary Public

My Commission Expires: 10-20-85

MSH

IDENTIF. REFERENCE

JUN 3 2 08 PM '83
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

H. 5.1-9 1 1

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR BOOK 6069 PAGE 265

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

65000.00- CO
169.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 175.50-
243|A06/03/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5.1-9 1 1

IDENTIF. REFERENCE

JUN 3 2 08 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 953776