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

Address of New Owner(s):	Send Tax Bills to:	Map Parcel Nos.:	Field Books Nos.:
The Patricia Werthan	Same	92-8-18	3W01900
Uhlmann Trust, et al.		92-8-19	3W01895
Commerce Union Bank Trust Dept.		92-8-362	3W01892
One Commerce Place		92-4-333	3W01885
Nashville, Tennessee 37219		92-4-334	3W01880

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 the below described property to COMMERCE UNION BANK, as Trustee under an agreement with Patricia Werthan Uhlmann, dated July 22, 1973, as amended, and COMMERCE UNION BANK, as Trustee under an agreement with Joni P. Werthan, dated August 22, 1974, as amended (the Grantees), their assigns and successors; each of the Grantees to receive a 50% interest as a co-tenant. The property hereby conveyed is all the Grantor's right, title and interest in the following described five tracts of land in Davidson County, Tennessee, to wit:

TRACT I:

Being the southerly 150 feet of the westerly 85.75 feet of Lot No. 83 on the Plan of the Real Estate of Samuel Watkins, deceased, as of record in Book 57, page 13, Register's Office for Davidson County, Tennessee, and described more fully as follows:

Beginning at the northeast corner of Clinton Street and 16th Avenue, North, being the southwest corner of said Lot No. 83; thence, with the northerly margin of Clinton Street easterly 85.75 feet; thence, northwardly parallel with the easterly margin of 16th Avenue, North 150 feet to the southern line of the railroad property; thence, with said line westerly 85.75 feet to the easterly margin of 16th Avenue, North; thence, with the easterly margin of 16th Avenue, North southwardly 150 feet to the point of beginning.

TRACT II:

Being the southerly 150 feet of the easterly six feet of Lot No. 85, the southerly 150 feet of Lot No. 86, the southerly 150 feet of Lot No. 87, the southerly 150 feet of Lot No. 88 and the southerly 150 feet of the westerly 6.6 feet of Lot No. 89, on the Plan of the Real Estate of Samuel Watkins, deceased, of record in Book 57, page 13, Register's Office for Davidson County, Tennessee, and described more fully as follows:

Beginning on the northerly margin of Clinton Street 186 feet eastwardly from the easterly margin of 16th Avenue, North; thence, with the northerly margin of Clinton Street eastwardly 166.6 feet; thence, at right angles northwardly 150 feet to the southern line of the railroad property; thence, with said line westwardly 166.6 feet; thence southwardly 150 feet to the point of beginning.

TRACT III:

Being the southerly 150 feet of the easterly 63.4 feet of the property designated "A" on the Plan of the Real Estate of Samuel Watkins, deceased, of record in Book 57, page 13, Register's Office for Davidson County, Tennessee, and described more fully as follows:

Beginning at the northwest corner of Clinton Street and 14th Avenue, North (this portion of 14th Avenue, North now having been abandoned and closed by ordinance of the City of Nashville, Bill No. 48-212); thence, northwardly 150 feet with the westerly margin of the now abandoned 14th Avenue, North to the southern line of the railroad property; thence, with said line westwardly 63.4 feet;

thence southwardly 150 feet to the northerly margin of Clinton Street; thence, with the northerly margin of Clinton Street eastwardly 63.4 feet to the point of beginning.

TRACT IV:

Being part of 14th Avenue, North (now abandoned) and shown on the Plan of the Real Estate of Samuel Watkins, deceased, of record in Book 57, page 13, Register's Office for Davidson County, Tennessee, and described more fully as follows:

Beginning at the northwesterly intersection of Clinton Street and 14th Avenue, North (this portion of 14th Avenue, North now having been abandoned and closed by ordinance of the City of Nashville, Bill No. 48-212); thence, with the easterly margin of Tract 1 in the deed from Howard Realty Company to Clinton Realty Company, of record in Book 723, page 706, said Register's Office (Tract III herein), northwardly 150 feet to the southern line of the railroad property; thence with said line eastwardly 50 feet, more or less, to a point in the westerly line of Tract 6 in the above-referenced deed to Clinton Realty Company (Tract V herein); thence, with said line southerly 149 feet, more or less, to the northerly margin of Clinton Street; thence, with the northerly margin of Clinton Street westwardly 50 feet, more or less, to the point of beginning.

TRACT V:

Being a tract of land fronting on the northerly margin of Clinton Street, and described more fully as follows;

Beginning at the northeast corner of Clinton Street and 14th Avenue, North (this portion of 14th Avenue, North now having been abandoned and closed by ordinance of the City of Nashville, Bill No. 48-212); thence, northwardly 149 feet with the easterly margin of the now abandoned 14th Avenue, North to the southern line of the railroad property; thence with said line eastwardly 50 feet; thence, southwardly 149 feet to the northerly margin of Clinton Street; thence, with the northerly margin of Clinton Street westwardly 50 feet to the point of beginning.

The foregoing Tracts I, II, III, IV and V all being the same property conveyed to the Grantor by deed from Clinton Realty Company, of record in Book 6067, page 708, said Register's Office.

Current property taxes to be assumed by Grantees.

This is improved property located generally on the northerly margin of Clinton Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belong, to the said Grantees and their 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 Grantees 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 26th day of May, 1983.

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 26th day of May, 1983.

Joan Patterson
Notary Public

My commission expires: 10-2085

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

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

Joan Patterson
Notary Public

My Commission Expires: 10-20-85

RUSH

IDENTIF. REFERENCE

JUN 3 2 09 PM '83

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

H 6 1 9 1 3

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6069 PAGE 272

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

150000.00- CO
390.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 399.50-
2433A06/03/63 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 1 9 1 3

IDENTIF. T REFERENCE

JUN 3 2 09 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 953778