BOOK 6100 PAGE 332

*SPECIAL

WARRANTY DEED

3950 07/22 149.50- CHECK

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth R. Gregory & wife, Frances H. Gregory	SAME (NAME)	Map 86-1 Parcel 80
163 Bransfield Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tn 37076 (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 Kenneth R. Gregory and wife, Frances H. Gregory

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:

A tract of land on the northwesterly side of Lebanon Road described by survey dated June 11th, 1972 by Willie B. Granstaff, Surveyor as follows:

Beginning at an iron pin on the northwesterly right of way line of Lebanon Road, U.S. Highway 70N, the northeasterly corner of the Pizza Hut Property of record in Book 4676, page 66, Register's Office for Davidson County, Tennessee; thence N 43° 28' W 200 ft. to an iron pin; thence N 44° 54' E 70 feet to an iron pin; thence S 43° 28' E 200 feet to an iron pin on the northwesterly right of way line of Lebanon Road; thence with said right of way line S 44° 54' W 70 ft. to the point of beginning.

Being the same property conveyed to Commerce Union Bank, by Trustee's Deed from Stephen C. Baker, Trustee, of record in Book 6009, page 17, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1983 Metropolitan Government taxes.

2. Easements for utilities, water and sewer lines to Cumberland Utility District of record in Book 3180, page 556, said Register's Office, as shown on a plan of record in Book 2900, page 139, said Register's Office, which contains a 10" sewer line and an 8" water line within them and are 15' wide across the front line of said tract.

*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 ( )
This is improved (xx) property, known as 3414 Lebanon Road, Nashville, Tennessee 37214
(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 21st day of July, 1983

ATTEST: COMMERCE UNION BANK

BY: D. Wells AVP BY: Ron N. Swafford Vice President

Form 3

STATE OF _____)

COUNTY OF _____)

BOOK 6100 PAGE 333

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 David W. Ellis, 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 Pres, and attesting the same by the said David W Ellis as such Asst. Vice President.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 21 day of July, 1983

My Commission Expires: 10-20-55

Judy Sanders
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

*SPECIAL WARRANTY DEED

FROM
Commerce Union Bank, a Tennessee banking corporation

TO
Kenneth R. Gregory and wife, Frances H. Gregory

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

IDENTIF. REFERENCE

Jul 22 11 25 AM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 6.2 | 6.6

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 55,000.00

Kenneth R. Gregory

Subscribed and sworn to before me this 21 day of July, 1983

My Commission Expires: 7/2/85

Carol R Rivers
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6100 PAGE 334

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			55000.00- CO	
			143.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 149.50-	
			3950A07/22/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6. 2 1. 6. 6.

IDENTIF. REFERENCE

JUL 22 11 25 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 965628