*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
Nashville Auction & Realty Company	SAME	96-1;36
1450 Lebanon Road	(NAME)	96-1;140
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tn. 37210		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	BOOK 6106 PAGE 613

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 Nashville Auction & Realty Company

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 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.

H64030

IDENTIF. T. REFERENCE

AUG 1 11 04 AM '83

FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 2806, 2808-1/2 & 2810 Lebanon Rd., Nashville, Tn. 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 29th day of July, 1983.

ATTEST: COMMERCE UNION BANK

BY: [signature] AVP BY: Patricia Morton, Vice Pres.

Form 3

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.

BOOK 6106 PAGE 614

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 Patricia Morton and David W. Ellis with whom I am personally acquainted and who upon (~~XXXXX~~, their several oaths) acknowledged (~~XXXXXX~~ themselves) to be the Vice President and _____ respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (~~he~~, they) as such Vice President and Assistant 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 Patricia Morton as such Vice President, and attesting the same by the said David W. Ellis as such Assistant Vice President.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 29 day of July, 19 83.

My Commission Expires: 7-21-84

Susan Jackson
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

*SPECIAL WARRANTY DEED

FROM Commerce Union Bank, a

Tennessee banking corporation TO Nashville Auction & Realty Company

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 $ 125,000.00

Howard W. Dearborn

Subscribed and sworn to before me this 29 day of July, 1983.

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

EXHIBIT A

TRACT NO. I:

Certain real estate in the Third, formerly the Second, Civil District of Davidson County, Tennessee, and being in the Town of Donelson, Tennessee, and described as follows:

Beginning at a point in the center line of the Lebanon Pike, the southeast corner of the property conveyed to R. D. Stanford by deed of record in Book 802, page 33, Register's Office for said County, and being the southeast corner of the property conveyed to T. R. Guill, by deed of record in Book 919, page 241, said Register's Office; thence with Guill's East line and with the East line of the R. D. Stanford property aforesaid North 12-1/2° East 250 feet to a point; thence South 74-3/4° East 79-1/2 feet to a point; thence South 12-1/2° West 50 feet to a point; thence South 74-3/4° East 91 feet to a point in the West line of an alley separating the property herein described from that conveyed to J. P. Ellis, Trustee, by deed of record in Book 1031, page 654, said Register's Office; thence with the westerly margin of said alley South 12-1/2° West 200 feet to a point in the center line of Lebanon Pike; thence with the center line of Lebanon Pike North 34-3/4° West 170-1/2 feet to the point of beginning.

Together with the right of ingress, egress and regress through and over the entire length and width of the alley adjoining the above described property on the East.

TRACT NO. I:

That certain tract of land, approximately 50 feet by 91 feet lying immediately northeast of and adjacent to the tract of land described as Tract No. 2 in the deed from Mary F. Mefford to Lewis R. Mefford, of record in Book 2490, page 17, Register's Office for said County; and being the tract shown as not covered by deed on the survey by Anderson and Gee, Nashville, Tennessee, dated November, 1946, and certified by Harvey Gee to be correct as of February 27, 1952; said tract being described with reference to said survey, as follows:

Beginning at a point in the West line of an alley separating the property conveyed to Lewis R. Mefford and wife, by deed of record in Book 1212, page 75, from that conveyed to Lewis R. Mefford and wife, by deed of record in Book 1172, page 194, said Register's Office; said point being at an old post located North 11° 15' East a distance of 247.7 feet from the center line of Lebanon Road; thence North 75° West a distance of 87.5 feet to a point; thence northwardly a distance of 3.0 feet to a point; thence westwardly a distance of 3.5 feet, more or less, to a point; thence southwardly, with the easterly line of the northernmost part of the property described in said deed recorded in Book 2490, page 17, a distance of 50 feet, more or less, to a point; thence eastwardly, with the northerly line of the easternmost 91 feet of the property described in said deed recorded in Book 2490, page 17, a distance of 50 feet, more or less to the West line of the aforesaid alley; thence North 11° 15' East, with the West margin of said alley, a distance of 47 feet, more or less, to the point of beginning.

Together with the right of ingress, egress and regress through and over the entire length and width of the alley adjoining the above described property on the East.

TRACT NOS. I AND II being the same property conveyed to Commerce Union Bank, by Trustee's Deed from Roy L. McDonald, Trustee, of record in Book 5901, page 796, Register's Office for said County.

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

RECEIVED OF _____

FOR _____

BOOK 6106 PAGE 616

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

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

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		125000.00-	CO	
		325.00	CO TX	
		.50	PRFEE	
		9.00	WDEED	
			CHECK	334.50-
6171	AD8/01/83	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 4 0 3 0

IDENTIF. REFERENCE

AUG 1 11 ON AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 967791