WARRANTY DEED

Map 87
Parcel 138

BOOK 6123 PAGE 345

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, David F. Pierson and wife, Nadine Pierson, hereinafter called the Grantors, have this day bargained and sold, and by these presents do transfer and convey to Commerce Union Bank, a Tennessee banking corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land situated and lying in the fourth civil district of Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point on the northerly margin of Central Pike, the southeast corner of the property of Hubert Murray Sharp, et ux; thence with the eastern boundary line of said Hubert Sharp property northwardly 587 feet 4 inches to Hubert Sharp's northeast corner; thence with the northern boundary line of said Hubert Sharp's property westwardly 290 feet 6 inches to Hubert Sharp's northwest corner, said point being in the eastern boundary line of Herman Johnson; thence North 7.5° East 1,716 feet 10 inches; thence South 85.5° East 831 feet; thence South 5.5° West 2,088 feet to a point on the northerly margin of said Pike; South 80° West 326 feet and South 66° West 279 feet, more or less, to the beginning, containing 40 acres, more or less.

Included in the above described property but expressly excluded therefrom are the following two tracts of property conveyed to Joseph Fiato, et ux, more particularly described as follows:

TRACT ONE. Being a certain tract of land beginning at a point in the northern margin of Central Pike, said point being the southwest corner of the J. W. Benson Property; thence North 5° 30' West 170 feet to a point; thence South 5° West 1,058 feet to a point in the northerly margin of Central Pike; thence east with said margin of Central Pike 174.5 feet to the point of beginning containing 4.1 acres, more or less as described by a survey from John D. McCormick dated June 30, 1977.

TRACT TWO. A certain tract of land beginning at an iron pin in fence being the northeast corner of the Joseph Fiato, et ux, property; thence along Joseph Fiato, et ux, northerly line North 84° 30' West a distance of 170 feet; thence North 5° 30' East a distance of 1,046 feet to an iron pin in a fence row; thence along said fence South 87° 57' East a distance of 170.2 feet to a fence corner; thence along a fence south 5° 30' West a distance of 1,040.4 feet to beginning.

Being the same property conveyed to David F. Pierson and wife, Nadine Pierson, by deed from Robert E. Earheart and wife, Lucretia Earheart, dated August 4, 1982, of record in Book 5920, page 594, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property together with any and all appurtenances and improvements thereunto belonging, unto the said Commerce Union Bank, its successors and assigns, in fee simple, forever.

WE COVENANT said Grantee that we are lawfully seized and possessed of said property; that we have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except for the following: the easement at Book 2148, page 274, a judgment lien at Book 5742, page 24, and the deed of trust at Book 5722, page 836, Register's Office for Davidson County, Tennessee; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

WITNESS this 25 day of August, 1983.

David F. Pierson

David F. Pierson

Nadine Pierson

Nadine Pierson

08/26 676.00- CHECK

2681

STATE OF TENNESSEE)
COUNTY OF Davidson) SS

BOOK 6123 PAGE 346

Personally appeared before me, Carl B Campbell, a Notary Public in and for said County and State, the within named David F. Pierson and wife, Nadine Pierson, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 25 day of August, 1983

My commission expires 1-18-87 Notary Public Carl B Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, to the best of my knowledge and belief, for this transfer is $ 257,500.00

Carl B Campbell
Affiant

Sworn to and subscribed before me, this 26th day of August, 1983.

Notary Public

My commission expires: 4-19-87

Send Tax Bill to New Owner:

Commerce Union Bank
2720 Lebanon Road
Nashville, TN 37214

WARRANTY DEED PREPARED BY:

JEFFERSON H. OCKERMAN
ASSOCIATE GENERAL COUNSEL
ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37219

H 69588

IDENTIF. REFERENCE

Aug 26 10 19 AM '83

FEE $ REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

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

RECEIVED OF _____

BOOK 6123 PAGE 347

FOR _____

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
			257500.00- CO	
			619.50 CO TX	
			.50 [illegible]	
			6.00 [illegible]	
			CHECK	626.00-
			2681408/26/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6.9 5 8 8

IDENTIF. REFERENCE

AUG 26 10 19 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN

No. 974116