80437 (PLA)

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

BOOK 5160 PAGE 650

Address of New Owner(s):
James R. Newpart and wife,
Myrna M. Newpart
c/o Morrison Business
Furniture Corp.
P.O. Box 23103
Nashville, Tennessee 37202

Send Tax Bills to:
Morrison Business Furniture
Corp.
P.O. Box 23103
Nashville, Tennessee 37202

Map: 92-12
Parcel: 391
Field Book No.:
9W05120

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valauble considerations, the receipt of which is hereby acknowledged, COMMERCE UNION BANK and ALBERT WERTHAN, as Co-Trustees of the Marital Trust under the Will of Howard M. Werthan, deceased (the "Howard Werthan Marital Trust"), COMMERCE UNION BANK and ALBERT WERTHAN, as Co-Trustee of the Family Trust under the Will of Howard M. Werthan, deceased (the "Howard Werthan Family Trust"), LEAH ROSE WERTHAN and MARY JANE WERTHAN (collectively the "Grantors") have this day bargained and sold and do hereby transfer and convey to JAMES R. NEWPART and wife, MYRNA M. NEWPART (the "Grantees"), their heirs, assigns and successors, a certain tract of land situated in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being the westerly 75 feet of the northerly 180 feet of Lot No. 152 on the plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for Davidson County, described as follows:
>
> Beginning at a point in the southerly margin of Church Street, as widened, 125 feet west of the southwest intersection of said Church Street and 19th Avenue North; thence westerly along the south margin of Church Street 75 feet to a point; thence southerly 172 1/2 feet, more or less, to the northerly margin of an alley; thence with the margin of the same easterly 75 feet; thence northerly 172 1/2 feet, more or less, to the point of beginning.
>
> Being the same property conveyed to Howard M. Werthan, Leah Rose Werthan, and Mary Jane Werthan, by deed from Robert F. Mackle, a single man, of record in Book 1085, page 578, said Register's Office; the said Howard M. Werthan having since died with his interest in the property passing to Commerce Union Bank and Albert Werthan, as Co-Trustees of the Marital Trust and the Family Trust under the Will of Howard M. Werthan, deceased.
>
> Current property taxes to be assumed by Grantees.
>
> This property is expressly subject to the following:

(i) all rights of way, if any, affecting it for Church Street and other public roads in the vicinity, and

(ii) the terms and conditions of a certain unrecorded lease dated December 2, 1982 by and between Clinton Realty Company, H, M & L Company and Ben Edmondson Company, Inc.

This is unimproved property located generally at 1907-9 Church Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, assigns and successors, forever.

AND the Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered, except as herein set out. The Grantors further covenant and bind themselves, their respective heirs, assigns and successors to warrant and forever defend the title to said real estate to said Grantees, their heirs, assigns and successors, against the lawful claims of all persons.

10/20 268.60 CHECK

6535

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 20th day of October, 1983.

THE HOWARD WERTHAN MARITAL TRUST

By: _____
ALBERT WERTHAN, Co-Trustee

ATTEST: _____

By: COMMERCE UNION BANK, CO-TRUSTEE

By: _____
M. Kirk Scobey, Jr., Senior Vice President and Trust Officer

THE HOWARD WERTHAN FAMILY TRUST

By: _____
ALBERT WERTHAN, Co-Trustee

ATTEST: _____

By: COMMERCE UNION BANK, CO-TRUSTEE

By: _____
M. Kirk Scobey, Jr., Senior Vice President and Trust Officer

_____
LEAH ROSE WERTHAN

_____
MARY JANE WERTHAN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Albert Werthan, a Co-Trustee of the Howard Werthan Marital Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as such Co-Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 20th day of October, 1983.

_____
Notary Public

My Commission Expires: 10-20-85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared M. Kirk Scobey, Jr. and Barry V. Bond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be Senior Vice President and Trust Officer and Trust Officer, respectively, for Commerce Union Bank, Co-Trustee of the Howard Werthan Marital Trust, the within named bargainor, a trust, and that they as such Senior Vice President and Trust Officer and Trust Officer, respectively, of Commerce Union Bank, a corporation, executed the within instrument for the purposes therein contained by signing the name of the corporation, as such Co-Trustee, by themselves as Senior Vice President and Trust Officer and Trust Officer, respectively.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of October, 1983.

Callie S. Hurley
Notary Public

My Commission Expires: 7/27/86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Albert Werthan, a Co-Trustee of the Howard Werthan Family Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as such Co-Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 20th day of October, 1983.

Jean Patterson
Notary Public

My Commission Expires: 10-20-85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared M. Kirk Scobey, Jr. and Barry V. Bond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be Senior Vice President and Trust Officer and Trust Officer, respectively, for Commerce Union Bank, Co-Trustee of the Howard Werthan Family Trust, the within named bargainor, a trust, and that they as such Senior Vice President and Trust Officer and Trust Officer, respectively, of Commerce Union Bank, a corporation, executed the within instrument for the purposes therein contained by signing the name of the corporation, as such Co-Trustee, by themselves as Senior Vice President and Trust Officer and Trust Officer, respectively.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of October, 1983.

Callie S. Hurley
Notary Public

My Commission Expires: 7/27/86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6160 PAGE 653

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Leah Rose Werthan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 20th day of October, 1983.

Jean Patterson
Notary Public

My Commission Expires: 10-20-85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mary Jane Werthan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 20th day of October, 1983.

Jean Patterson
Notary Public

My Commission Expires: 10-20-85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

H 8 1 2 7 8

IDENTIF. REFERENCE

Oct 20 4 07 PM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

The actual consideration or value, whichever is greater, for this transfer is $ 98,500.00.

Affiant

Subscribed and sworn to before me,
this 20th day of October, 1983.

Notary Public

My Commission Expires: 7/21/85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6160 PAGE 654

RECEIVED OF _____

FOR _____

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

98500.00- CAMT.
256.10 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 268.60-
6535A 10/20/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 1 2 7 8

IDENTIF. REFERENCE

OCT 20 4 07 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 987550