B0437

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

BOOK 5150 PAGE 655

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
Parcels: 389 & 390
Field Book Nos.:
9W05100
9W05110

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, COMMERCE UNION BANK, as Trustee under an agreement with Patricia Werthan Uhlmann, dated July 22, 1973, as amended ("the Patricia Werthan Uhlmann Trust") and COMMERCE UNION BANK, as Trustee under an agreement with Joni P. Werthan, dated August 22, 1974, as amended (the "Joni P. Werthan Trust") (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, two certain tracts of land situated in Davidson County, Tennessee, to wit:

Tract 1:

Part 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, Tennessee, described as follows:

Beginning on the southerly margin of Church Street 85 feet westerly from the westerly margin of Nineteenth Avenue North, formerly Douglas Avenue; thence south and parallel with Nineteenth Avenue North 180 feet, more or less to the northerly margin of an alley; thence westerly with the margin of said alley 40 feet; thence northerly and parallel with Nineteenth Avenue North 180 feet, more or less, to the southerly margin of Church Street, thence easterly with the southerly margin of Church Street 40 feet to the beginning.

Tract 2:

The westerly 35 feet of the east 85 feet of the north part of Lot No. 152 on the Map of Boyd Home Tract, as of record in Book 21, page 39, of the Register's Office for Davidson County, Tennessee; said part of Lot No. 152 fronts 35 feet on the southerly side of Church Street, as widened, and runs back between parallel lines 172-1/2 feet, more or less, to an alley.

Being the same property conveyed to the Grantors by deed from Herbert M. Shayne, Trustee, of record in Book 6069, page 260, Register's Office for Davidson County, Tennessee.

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 1903-5 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.

10/20-265.60- CHECK

6536

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.

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

THE PATRICIA WERTHAN UHLMANN TRUST

By: COMMERCE UNION BANK, Trustee

ATTEST:

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

THE JONI P. WERTHAN TRUST

By: COMMERCE UNION BANK, Trustee

ATTEST:

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

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, Trustee of the Patricia Werthan Uhlman 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 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. Nutt
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 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, Trustee of the Joni P. Werthan 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 Trustee, by themselves as Senior Vice President and Trust Officer and Trust Officers, respectively.

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

Callie S. Nutt
Notary Public

My Commission Expires: 7/27/86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

James R. Hurst
Affiant

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

Patrick L. Allegrucci
Notary Public

My Commission Expires: 7/21/85

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

IDENTIF. REFERENCE

H 8 1 2 7 9

Oct 20 4 08 PM '83
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

C

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

BOOK 6160 PAGE 658

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
9.00 WDEED
CHECK 265.60-
6536A10/20/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H81279

IDENTIF. REFERENCE

OCT 20 4 08 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 987551