*SPECIAL

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY file

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Horace S.Broyles and wife,Billie S. Broyles	Third National Mortgage Co. (NAME)	Map 162-13
436 Cedarvalley Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	Parcel 10
Nashville Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	

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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 Horace S. Broyles and wife, Billie S. Broyles

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:

Being Lot No. 10 on the Plat of Cedarwood Estates, Section 1, Revised, of record in Plat Book 4675, page 62, Register's Office for Davidson County, Tennessee.

Said Lot 10 fronts 88.0 feet on the northerly margin of Cedarvalley Drive and extends back 234.12 feet on the westerly line and 199.09 feet on the easterly line, to a line on the rear on which it measures 109.3 feet.

Being the same property conveyed to Commerce Union Bank by Successor Trustee's Deed from Jefferson H. Ockerman, Successor Trustee, of record in Book 6018, page 248, Register's Office for Davidson County, Tennessee.

Upon the delivery of this Special Warranty Deed, Grantees assume the indebtedness secured by a deed of trust of record in Book 5122, page 293, said Register's Office, payable to Third National Mortgage Company.

The above property is conveyed subject to the following:

1. 1983 Metropolitan Government taxes.
2. Restrictive covenants of record in Book 4753, page 683, said Register's Office.
3. T.V.A. Easement of record in Book 2439, page 564, said Register's Office.
4. Sewer Easement of record in Book 4545, page 203, said Register's Office.
5. The Plan of record in Book 4675, page 62, said Register's Office.
6. The above deed of trust assumed by Grantees.

*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 (X) property, known as 436 Cedarvalley Drive, Nashville, Tenn.37211
(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 16th day of November, 19 83.

ATTEST: COMMERCE UNION BANK

BY: Mike Newbill, A.V.P. BY: Ron M. Sneddeum Vice Presidents

3840

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.

Witness my hand and official seal at _____, this ___ day of _____, 19__.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ron N. Suedekum and Mike Newbill, with whom I am personally acquainted and who upon their several oaths) acknowledged (themselves) to be the Vice President and Asst. Vice President respectively of the Commerce Union Bank the within named bargainor, a corporation, and that 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 President, and attesting the same by the said Mike Newbill as such Asst. Vice President.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 16 day of November, 1983.

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

CAROL RIVERS NOTARY PUBLIC STATE OF TENNESSEE LARGE

*SPECIAL WARRANTY DEED

FROM Commerce Union Bank, a

TO Tennessee banking corporation

IDENTIF. REFERENCE

Horace S. Broyles and wife, Billie S. Broyles

H 8 6 9 7. 4

Nov 17 11 30 AM '83

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

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 $ 56,992.64

Horace S. Broyles

Subscribed and sworn to before me this 16 day of Nov., 19 83.

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

CAROL RIVERS NOTARY PUBLIC STATE OF TENNESSEE LARGE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

56998.64- CAMT.
148.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 154.70-
3340A11/17/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H6974

IDENTIF. REFERENCE

NOV 17 11 30 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 994139