Fee

*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
Paul T. Stevenson and William Beuerlein, Jr.	SAME	Map 134-14
P.O. Box 15653 (STREET ADDRESS OR ROUTE NUMBER)	(NAME)	Parcel 8
NASHVILLE TN. 37215 (CITY) (STATE) (P. O. ZIP)	(STREET ADDRESS) (CITY) (STATE) (ZIP)	

BOOK 6185 PAGE 460

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~~ XX Commerce Union Bank, a Tennessee banking corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul T. Stevenson and William Beuerlein, Jr.

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 the following:

1. Restrictive covenants of record in Book 3182, page 244, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 2900, page 138, said Register's Office.

*All warranties of Commerce Union Bank herein contained are expressly limited to those persons or parties claiming by, through or under Commerce Union Bank.

H 8 9 4 4 4

IDENTIF. REFERENCE

DEC 1 12 01 PM '83

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This is improved ( ) property, known as unimproved (X)

CHECK

(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.

12/01 59.79

Witness its hand this 30th day of November, 1983

ATTEST: COMMERCE UNION BANK

BY: Asst. Cashier BY: Vice President

6291

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.

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

Commission Expires: _____

_____
Notary Public

BOOK 6185 PAGE 461

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ron N. Snedecor and Cecil O Nunn, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Vice President and Banking Officer respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Vice President and Banking Officer, 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. Snedecor as such Vice President, and attesting the same by the said Cecil O Nunn as such Banking Officer.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 30 day of November, 1983

My Commission Expires: 4-20-86

_____
Notary Public

*SPECIAL **WARRANTY DEED**

FROM
Commerce Union Bank, a Tennessee banking corporation

TO
Paul T. Stevenson and William Beuerlein, Jr.

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 $ 7,842.93

Paul T. Stevenson

Subscribed and sworn to before me this 30 day of November, 1983

My Commission Expires: 7/2/85

Carol R. Beuerlein
Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 69, Luna Heights Subdivision, Section Three (3), as shown by plat of record in Book 2900, page 138, Register's Office for Davidson County, Tennessee, said lot forming a tract of land more fully described as follows:

Beginning at a point in the southwestern line of Luna Drive, said point being the southeastern corner of Lot 68, said Luna Heights Subdivision; thence south 26° 34' 40" east along the southwestern line of Luna Drive, 132.0 feet to the northeastern corner of Lot 70, said Luna Heights Subdivision; thence south 63° 23' 32" west along the northern line of Lot 70, said Luna Heights Subdivision, 294.53 feet to a point in the western line of said Luna Heights Subdivision; thence north 26° 40' 40" west, along the western line of said Luna Heights Subdivision, 137.0 feet to the southwestern corner of Lot 68, said Luna Heights Subdivision; thence north 64° 21' 50" east along the southern line of Lot 68, said Luna Heights Subdivision, 294.81 feet to the point of beginning, containing 0.910 acre, more or less.

The above legal description is according to a survey by David W. Barnes, Registered Land Surveyor, dated August 23, 1973, and revised December 12, 1974, and according to a survey by Ragan-Smith & Associates, Inc., dated December 15, 1977, and revised March 10, 1978.

Being part of the same property conveyed to Commerce Union Bank, a Tennessee banking corporation as to an 80% undivided interest, and First National Bank of Atlanta as to a 20% undivided interest, by quitclaim deed from Dovenmuehle, Inc., an Illinois corporation, of record in Book 5215, page 452, Register's Office for said County, and being part of the same property conveyed to Commerce Union Bank, a Tennessee banking corporation as to a 20% undivided interest by quitclaim deed from First National Bank of Atlanta, of record in Book 5407, page 677, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6185 PAGE 463

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
			7842.93- CAMT.	
			20.28 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	29.73-
6291A	12/01/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 9 4 4 4

IDENTIF. REFERENCE

DEC 1 12 01 PM '83

No.997000