*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
George S. Hastings, Jr. and wife, Patricia G.	Commerce Union Bank (NAME)	Map 87
4307 Central Pike	P.O. Box 2546	Parcel 138
(STREET ADDRESS OR ROUTE NUMBER) Hermitage Tn. 37076 (CITY) (STATE) (P. O. ZIP)	(STREET ADDRESS) Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	

BOOK 5191 PAGE 32

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 George S. Hastings, Jr. and wife, Patricia G. Hastings

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. Letter to Metropolitan Board of Health of record in Book 5299, page 88, said Register's Office, regarding sewage soil absorption system.

2. Easement granted Davidson County, Tennessee of record in Book 2148, page 274, said Register's Office, for right-of-way of Central Pike along southerly line of the premises.

*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 4307 Central Pike, Hermitage, Tennessee 37076
(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 30th day of November, 19 83.

ATTEST: COMMERCE UNION BANK

BY: A.V.P. BY: Vice President

12/08 341.50 - CHECK

3284

STATE OF _____)

COUNTY OF _____)

BOOK 5191 PAGE 33

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)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ron N. Suedekum and Michael L. Tubbs, with whom I am personally acquainted and who upon ~~his oath~~, their several oaths) acknowledged (~~himself~~, themselves) to be the Vice President and Assistant Vice President respectively of the Commerce Union Bank the within named bargainor, a corporation, and that ~~he~~ they) as such Vice President and Assistant 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 Michael L. Tubbs as such Assistant Vice President.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 30 day of Nov., 19 83.

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

*SPECIAL

WARRANTY DEED

FROM

Commerce Union Bank, a Tennessee banking corporation

TO

George S. Hastings, Jr. and wife, Patricia G. Hastings

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 $ 320,000.00

_____

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

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

EXHIBIT A

A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by John Wilkes, Civil Engineer, April 16, 19___, as follows:

Beginning at a point on the northerly margin of Central Pike, the southeast corner of the property to Hubert Murray Sharp and wife, by deed from S. Howell Sharp and wife, of record in Book 1554, page 593, Register's Office for said County; 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 the property conveyed to Herman Johnson; thence N 7-1/2° East 1,716 feet 10 inches; thence South 85-1/2° East 831 feet; thence South 5-1/2° West 2,088 feet to a point on the northerly margin of said Central Pike; thence with the northerly margin of said Pike; South 80° West 326 feet and South 66° West 270 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 and wife, Peggy Sue Fiato by deeds of record in Book 5168, page 159 (Tract I) and Book 5294, page 524 (Tract II) both Register's Office for Davidson County, Tennessee, being more particularly described as follows:

TRACT NO. I:

Being a certain tract of land and all improvements located in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the northern margin of Central Pike, said point being the southwest corner of the J. W. Benson Property as recorded in Deed Book 225, page 95, said Register's Office; thence North 5° 30' east 1,205.00 feet to a point; thence North 84° 30' west 170 feet to a point; thence South 5° 30' West 1,058.0 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 NO. II:

A certain tract of land in Davidson County, Tennessee, and beginning at an iron pin in fence being the northeast corner of the Joseph Fiato and wife, property recorded in Deed Book 5168, page 159; thence along Joseph Fiato and wife northerly line North 84° 30' W a distance of 170.0'; thence N 5° 30' E a distance of 1,046.0' to an iron pin in fence row; thence along said fence S 87° 57' E a distance of 170.2' to a fence corner; thence along a fence S 5° 30' W a distance of 1,040.4' to beginning.

TRACT NOS. I AND II being the same property conveyed to Commerce Union Bank, a Tennessee banking corporation, by deed from David F. Pierson and wife, Nadine Pierson, of record in Book 6123, page 345, Register's Office for Davidson County, Tennessee, and by Deed of Correction of record in Book 6191, page 28, Register's Office for said County.

91071
IDENTIF. REFERENCE
DEC 0 2 87 PM 1:13
FEE
DAVIDSON COUNTY

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

RECEIVED OF _____

FOR _____

BOOK 6191 PAGE 35

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

320000.00- CAMT.
632.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 841.50-
8284A12/08/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H91077

IDENTIF. REFERENCE

DEC 8 2 57 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 998935