OFFICIAL RECEIPT

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
Commerce Union Bank	SAME	Map 131-16
Special Assets Dept.	(NAME)	Parcel 49
One Commerce Place	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		BOOK 5191 PAGE 89
Nashville, Tn. 37219		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Commerce Union Bank, a Tennessee banking corporation

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. 11 on the Revised Plan of Gateway Acres, Second Addition, as of record in Book 1424, page 83, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the northerly margin of Grassland Lane, at the corner of Lot Nos. 11 and 12; thence with the line between said lots, north 8 degrees 12 minutes west 203 feet to the corner of Lot Nos. 10 and 11; thence with the line between said lots, westwardly 215.6 feet to the easterly line of the Gateway Acres First Addition, as of record in Book 1224, page 9, Register's Office for said County; thence with the easterly line of same, southwardly 392.8 feet; thence south 57 degrees 50 minutes east 158.64 feet to the westerly margin of Grassland Lane; thence with the westerly margin of said Lane, northeastwardly 169.8 feet to the beginning of a curve; thence, around said curve, northeastwardly 142.9 feet to the corner of Lot Nos. 11 and 12, the point of beginning, containing 2.14 acres, more or less.

Being the same property conveyed to George S. Hastings, Jr. and Patricia Garton (Both single) by deed from Lamar Alexander and wife, Leslie B. Alexander, of record in Book 5018, page 556, and re-recorded in Book 5045, page 895, Register's Office for said County.

Patricia Garton and Patricia Garton Hastings are one and the same person.

The above property is conveyed subject to the following:

1. Restrictive covenants of record in Book 1066, page 402, and contained in deed of record in Book 1717, page 320, said Register's Office.

2. The Plan of record in Book 1424, page 83, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1030 Grassland Lane, Nashville, Tennessee 37220
(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 our hand s/ this 30th day of November, 19 83.

George S. Hastings, Jr.

Patricia Garton Hastings

OFFICIAL RECEIPT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5191 PAGE 90

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George S. Hastings, Jr. and wife, Patricia Garton Hastings the bargainor S with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of November, 19 83.

Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF)

COUNTY OF)

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he, they) as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such , and attesting the same by the said as such .

WITNESS my hand and official seal at office at on this day of , 19 .

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM

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

TO

Commerce Union Bank, a Tennessee banking corporation

H 9 1 0 9 7

IDENTIF. REFERENCE

Dec 8 4 04 PM '83

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

9308 12/08 341.90 CHECK

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 129,000.00

Ron N. Swafford

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

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5191 PAGE 91

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
			129000.00- CAMT.	
			335.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 341.90-	
			6308A12/08/63 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 1 0 9 7

IDENTIF. REFERENCE

DEC 6 4 64 PM 63

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 998957