OFFICIAL RECEIPT

*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
Clifton Allen Hornbuckle, Sr. &wife, Juanita J.	SAME	Map 81-1
1709 Hornbuckle Lane	(NAME)	Parcel 83
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37218		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	BOOK 6193 PAGE 576

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 Clifton Allen Hornbuckle, Sr. and wife, Juanita J. Hornbuckle

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:

Land in the 13th Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of Northside Addition, Section II, as of record in Book 2330, page 121, Register's Office for said County.

Said Lot No. 4 fronts 162.7 feet on the southwesterly side of River Court and runs back 231 feet on the southeasterly line and 258.7 feet on the northeasterly line, to a dead line in the rear on which it measures 166.4 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 6011, page 708, Register's Office for said County.

The above property is conveyed subject to the following:

1. A permanent easement for sanitary sewers and/or storm drainage across the northeasterly 10 feet of the southwesterly 20 feet of said lot and a 10 foot temporary construction easement northeast of and adjacent to said permanent easement, all as granted to Metropolitan Government by instrument of record in Book 4026, page 723, said Register's Office.
2. The Plan of record in Book 2330, page 121, said Register's Office.

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

unimproved ( )
This is improved ~~XX~~ property, known as 2951 River Court, Nashville, Tennessee 37218
(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 13th day of December, 19 83.

ATTEST: COMMERCE UNION BANK

BY: BY: Ron M. Sneddon Vice President

12/14 149.50- CHECK

9324

Form 3

OFFICIAL RECEIPT

STATE OF _____)

COUNTY OF _____)

BOOK 5193 PAGE 577

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 Steven L. Cantrell, 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. Suedekum as such Vice President, and attesting the same by the said Steven L. Cantrell as such Banking Officer.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 13 day of December, 1983

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

*SPECIAL

WARRANTY DEED

FROM

Commerce Union Bank, a Tennessee banking corporation

TO

Clifton Allen Hornbuckle, Sr. and wife, Juanita J. Hornbuckle

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

1-1885

IDENTIFICATION REFERENCE

FILED DEC 14 9 02 AM '83
PAUL Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 55,000.00

Juanita J. Hornbuckle

Subscribed and sworn to before me this 13 day of Dec., 19 83.

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

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

RECEIVED OF _____ BOOK 5193 PAGE 578

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

55000.00- CAMT.
143.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 149.50-
9324A12/14/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 1 8 8 5

IDENTIF. REFERENCE

DEC 14 8 02 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 999935