*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
John Shirley Nesbitt & wife	SAME	Map 72-14
Peggy Nesbitt	(NAME)	Parcel 349
7 Belle Forest Ave.	(STREET ADDRESS)	BOOK 6243 PAGE 160
(STREET ADDRESS OR ROUTE NUMBER)		
Nashville, Tn. 37206		
(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~~, Commerce Union Bank, a Tennessee banking corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Shirley Nesbitt and wife, Peggy Nesbitt

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. 6 on the Plan of Belle Forest No. 3, Section 2, as of record in Book 1424, page 73, Register's Office for said County:

Said Lot No. 6 fronts 60 feet on the southerly side of Belle Forest Avenue and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Commerce Union Bank, by Substitute Trustee's Deed from Stephen C. Baker, Trustee, of record in Book 5908, page 603, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1984 Metropolitan Government taxes.

2. Sanitary sewers and/or storm drainage easement of record in Book 4084, page 589, said Register's Office.

3. The Plan of record in Book 1424, page 73, 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.

unimproved ( )
This is improved (XX) property, known as 7 Belle Forest Avenue, Nashville, Tennessee 37206
(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 5th day of March, 1984

ATTEST: COMMERCE UNION BANK

BY: _____ AVP BY: _____ VP

03/06 83.70- CHECK

7739

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

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J. Myers Jones, III and David W. Ellis, 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 J. Myers Jones, III as such Vice President, and attesting the same by the said David W. Ellis as such Assistant Vice President.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 5 day of March, 1984.

My Commission Expires: 7-21-84

Susan Jackson
Notary Public

SUSAN JACKSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

*SPECIAL WARRANTY DEED

FROM
Commerce Union Bank, a Tennessee banking corporation

TO
John Shirley Nesbitt and wife, Peggy Nesbitt

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

IDENTIFICATION REFERENCE

FILED FOR RECORD
DAVIDSON COUNTY, TN
MAR 6 10 06 AM '84

106859

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $22,000.00

John Shirley Nesbitt

Subscribed and sworn to before me this 5 day of March, 1984

My Commission Expires: 7/2/85

Carol A. Kerr
Notary Public

CARROLL RIVER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

22000.00- CAMT.
57.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 63.70-
7739A03/06/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

106859

IDENTIF. REFERENCE

MAR 6 10 06 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 17806