3044

SPECIAL **WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6249 PAGE 221

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dr.&Mrs. Jin Cha (NAME)	First Federal Savings & Loan Association (NAME)	131-16
1030 Grassland Lane (STREET ADDRESS OR ROUTE NUMBER)	308 North Jackson Street (STREET ADDRESS)	49
Nashville, TN. 37220 (CITY) (STATE) (P. O. ZIP)	Tullahoma, TN. 37388 (CITY) (STATE) (ZIP)	OH-10876

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, COMMERCE UNION BANK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIN CHA and wife CYNTHIA CHA

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 11 on the Revised Plan of Gateway Acres, Second Addition as of record in Plat Book 1424, page 83, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Commerce Union Bank, a Tennessee banking corporation by deed from George S. Hastings, Jr., and wife, Patricia Garton Hastings of record in Book 6191, page 89, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyer(s); (2) Restrictions of record in Book 1066, page 402, amended in Book 1717, page 320; and (3) All matters appearing on the Plan of record in Plat Book 1424, page 83, 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.

I 0 8 7 8 7

IDENTIF. REFERENCE

MAR 15 9 51 AM '84

FEE $ REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1030 Grassland Lane Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 8th day of March, 19 84

COMMERCE UNION BANK

by J. MYERS JONES, III, VICE-PRESIDENT Vice President

BY: A.V.P.

STATE OF TENNESSEE

COUNTY OF _____

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Personally appeared before me, the undersigned, 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____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J. Myers Jones, III and Mike Tubbs with whom I am personally acquainted, and who, upon oath, acknowledged themselves** to be Vice President and Assistance Vice President of the COMMERCE UNION BANK Vice President and the within named bargainor, a corporation, and that as such 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 & Mike Tubbs as such Vice President and Assistant Vice President.

Witness my hand and official seal, at Nashville, Tennessee

this 8th day of March, 19 84.

Susan Jackson Notary Public

Commission expires 7-21-84

**or proven to me on the basis of satisfactory evidence,

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March 19 84

MY COMMISSION EXPIRES: 4-19-87 (AFFIX SEAL)

Notary Public

145 03/15 370.50- CHECK

WARRANTY DEED

FROM COMMERCE UNION BANK

TO JIN CHA and wife, CYNTHIA CHA

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

#3044

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

140000.00- CONT.
364.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 370.50-
03/15/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 8 7 8 7

IDENTIF. REFERENCE

MAR 15 9 51 AM '84

REGISTER
DAVIDSON COUNTY, TN

No. 20145