*SPECIAL

Fee P.D.

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
Charles F. Brown, Jr.	SAME	Map 71-16
(NAME)	(NAME)	Parcel 275.02
P.O. Box 40567		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn 37204		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	BOOK 6290 PAGE 294

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 Charles F. Brown, Jr.

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 Nos. 1 and 2 on the Map of the Resubdivision of Lot Nos. 340, 341, 342 and 343, of the Oakwood Park Subdivision, as of record in Book 3500, page 124, Register's Office for said County, and more particularly described as follows:

Lot No. 1: Beginnning at a point in the southerly margin of Mile End Avenue, common corner of Lot Nos. 1 and 2; thence with the dividing line of said two lots south 0° 10' west 114.9 feet to a point; thence south 89° 45' west 52.60 feet to a point in the easterly margin of North 8th Street; thence with said margin north 0° 10' east 89.59 feet to a point; thence around a curve northeasterly 38.67 feet to a point in the southerly margin of Mile End Avenue; thence with said margin north 88° 43' east 28.19 feet to the point of beginning.

Lot No. 2: Said Lot No. 2 fronts 48.00 feet on the southerly side of Mile End Avenue and extends back 114.9 feet on the westerly line and 115.72 feet on the easterly line, to a line in the rear on which it measures 45.40 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 6106, page 717, said Register's Office.

The above property is conveyed subject to the following:

1. 1984 Metropolitan Government taxes.
2. The Plan of record in Book 3500, page 124, said Register's Office.
3. Statutory right of redemption of Henry Hudson and wife, Ruth C. Hudson.

*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 (xxx) property, known as 710 Douglas Avenue, Nashville, Tennessee 37204
(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 7th day of May, 19 84

ATTEST: Commerce Union Bank COMMERCE UNION BANK

BY: Mike Fulton A.V.P BY: J. Myer Jones, III VP

Form 3

STATE OF _____)

COUNTY OF _____)

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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 J. Myers Jones, III and Mike Tubbs with whom I am personally acquainted and who upon their several oaths) acknowledged (themselves) to be the Vice President and Assistant Vice President respectively of the Commerce Union Bank the within named bargainor, a corporation, and that 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 Mike Tubbs as such Assistant Vice President.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 7 day of May, 1984.

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC TENNESSEE

WARRANTY DEED

FROM

Commerce Union Bank, a Tennessee banking corporation

TO

Charles F. Brown, Jr.

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

I 2 1 5 8 3

IDENTIF. REFERENCE

MAY 11 10 01 AM '84

FELIX Z. HALSNIT REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 75,000.00

Charles F. Brown

Subscribed and sworn to before me this 7 day of May, 1984.

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC 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	COTX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MOTX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

75000.00- CA'T.
195.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 201.50-
8807A05/11/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 1 5 8 3

T
IDENTIF. REFERENCE

MAY 11 10 01 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 35424