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
Commerce Union Bank	Same	106;119
(NAME) One Commerce Place	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37219	(STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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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, Jo Ann Criswell Harper and Mary Criswell Freeman, individually and as Co-Executors under the Will of Virginia Jenkins Criswell 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:

(SEE EXHIBIT A ATTACHED HERETO AND HEREBY INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

*The representations and warranties as are set forth herein are strictly limited to those persons or entities claiming by, through, or under the Grantors.

unimproved ( )
This is improved (X) property, known as 837 Murfreesboro Road (House Number) (Street) (P. O. Address) Nashville, TN 37217 (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 14th day of June, 19 84

Mary Criswell Freeman
Mary Criswell Freeman, Individually and as Co-Executor of the Will of Virginia Jenkins Criswell

Jo Ann Criswell Harper
Jo Ann Criswell Harper, Individually and as Co-Executor of the Will of Virginia Jenkins Criswell

Form 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, BECKY E. WAGGONER, a Notary Public in and for said County and State, the within named Jo Ann Criswell Harper and Mary Criswell Freeman, 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 14th day of JUNE, 19 84

Commission Expires: 7/21/85

Becky E. Waggoner
Notary Public

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

JO ANN CRISWELL HARPER AND

MARY CRISWELL FREEMAN

TO

COMMERCE UNION BANK

RETURN TO:

Dearborn & Ewing

ATTORNEYS

NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 262,500.00

Subscribed and sworn to before me this 22 day of JUNE, 1984

William E. Brunt

My Commission Expires: 1-19-86

Notary Public

EXHIBIT A

Land in the 6th Civil District of Davidson County, Tennessee, being the Plus Park, Section Three, of record in Book 4470, page 23, Register's Office for said county, described as follows:

Beginning at a point on the southerly margin of Murfreesboro Road, U.S. 41 & 70-S, at the common corner of the property herein conveyed and the Verble B. Anderson property, of record in Book 3679, page 168, Register's Office for said county; thence with the common line of the property herein conveyed and the Verble B. Anderson property, south 36°03' west 345.46 feet; thence north 31°47'30" west 193.08 feet to the southerly margin of Pavilion Boulevard; thence with the southerly margin of Pavilion Boulevard, northeasterly with a curve to the left 185.91 feet having a radius of 313.85 feet and a chord bearing and distance of north 54°40' 13" east 183.20 feet; thence continuing with said southerly margin, north 37°42'0" east 68.8 feet to the beginning of a short radius curve (Return to Murfreesboro Road); thence around said curve 32.90 feet and having a radius of 25.0 feet and a chord bearing and distance of north 75°24'06" east 30.58 feet to a point on the southerly margin of Murfreesboro Road; thence with said margin of Murfreesboro Road with a curve to the left 12.83 feet having a radius of 1991.9 feet and a chord bearing and distance of south 67°05'42" east 12.82 feet; thence south 22"43' west 18.0 feet; thence with said margin of Murfreesboro Road with a curve to the left 49.96 feet and having a radius of 2009.9 feet and a chord bearing and distance of south 67°59'30" east 49.95 feet; thence continuing with the margin of Murfreesboro Road, south 68°42' east 35.04 feet to the point of beginning and containing 0.949 acre, more or less.

Being the same property conveyed to W. H. Criswell by deed of record in Book 4570, page 715, Register's Office for Davidson County, Tennessee, the said W. H. Criswell having since died, thereby vesting title in Virginia Jenkins Criswell under the Will of W. H. Criswell, deceased, of record in Will Book 119, page 670, Probate Court for Davidson County, Tennessee, and the said Virginia Jenkins Criswell having since died, thereby vesting title in Jo Ann Criswell Harper and Mary Criswell Freeman under the Will of Virginia Jankins Criswell, deceased, of record in Book 144, page 612, said Probate Court.

This property is subject to the restrictions on use and resale as provided in the Deed from Life & Casualty Insurance Company of Tennessee to Commerce Union Bank of record in Book 4496, page 91, Register's Office for Davidson County, Tennessee, easements and set back lines as shown on the Plan of record in Book 4470, page 23, said Register's Office, and such other easements and recorded instruments as may be of record in said Register's Office.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6322 PAGE 517

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
			262500.00- CONT.	
			682.50 CSTAX	
			.50 PRFEE	
			5.00 MDEED	
			[illegible] 688.00	
			7450A06/22/84 CAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 1 1 6 S.

IDENTIF. REFERENCE

JAN 22 3 07 PM '84

No. 0046683