CDBBK00197 07/12/84

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

BOOK 6337 PAGE 748

GENERAL WARRANTY DEED

Address New Owner(S)	Send Tax Bills To	Map-Parcel Number(s)
George P. Van and wife Janine Van 4509 Skys Hill Rd Nashville, Tn. 37215	Same	144-9-16 144-13-5 144-13-23 144-9-5

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, J. BRANSFORD WALLACE and JOHNSON BRANSFORD WALLACE and COMMERCE UNION BANK, CO-TRUSTEES UNDER THE WILL OF LOUISE BULLARD WALLACE ("Grantor"), have bargained and sold, and by these presents does tranfer and convey unto GEORGE P. VAN and wife JANINE VAN ("Grantees"), their heirs and assigns, that certain tract or parcel of land and those certain easements in Davidson County, State of Tennessee, described on Exhibit A hereto.

Being the same property conveyed to Grantors and Louise B. Wallace, who has since died, by deeds of record Book 4594, page 857, Book 4132, page 45, Book 4131, page 969, and Book 4489, page 333, Register's Office of Davidson County.

Said property is unencumbered except as set forth on Exhibit A.

TO HAVE AND TO HOLD the said tract or parcel of land and said easements, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs and assigns, forever. Subject to the qualifications set forth hereafter, Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple and that they are the owners of said easements, have good right to convey same, and the same are unencumbered, unless otherwise herein set out. Grantors further covenant and bind themselves, their heirs, representatives and successors to warrant and forever defend the title to the said land and easements to Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever (except claims arising out of matters to which this conveyance is made subject). The foregoing to the contrary not withstanding, J. Bransford Wallace makes the foregoing warranties only with respect to the land described in Book 4594, page 857, Book 4132, page 45, and Book 4131, page 969, said Register's Office, and the easements described on Exhibit A and Johnson Bransford Wallace and Commerce Union Bank, Trustees make said warranties only with respect to the land described in Book 4489 page 333, said Register's Office.

The undersigned wife of J. Bransford Wallace joins in this deed for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to J. Bransford Wallace.

07/13 [illegible] CHECK

320

Witness Grantor's hand this 13 day of July, 1984.

J. BRANSFORD WALLACE

JOHNSON BRANSFORD WALLACE, TRUSTEE

ATTEST:

COMMERCE UNION BANK, TRUSTEE

By:

Title: Senior Vice President

ANNE WALLACE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $940,000.

Affiant

Sworn to and subscribed before me this 13th day of July, 1984.

Notary Public

My Commission Expires:

July 21, 1985

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6337 PAGE 750

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, J. BRANSFORD WALLACE and wife ANNE WALLACE, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of July, 1984.

Notary Public

My Commission Expires:

July 21, 1985

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared M. Kirk Scobey, Jr and Richard L. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Senior Vice President * of COMMERCE UNION BANK, the within named bargainor, a banking corporation, and that they as such Senior Vice Pres* executed the foregoing instrument for the purposes therein contained, by signing the name of the Commerce Union Bank by M. Kirk Scobey as Senior Vice President and attesting the same by the said Michael L. Allen as Vice President.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 13th day of July, 1984.

Notary Public

My Commission Expires:

April 21, 1988

* and vice president

RUSH

I: 36106

IDENTIF. REFERENCE

JUL 13 3 56 PM '84

FELIX A. ROBERTSON II REGISTER
DAVIDSON COUNTY, TN

EXHIBIT A

Being a tract of land in the City of Forest Hills, Second Civil District, Davidson County, Tennessee, located between Chickering Road and Subdivision of Chickering Estates, Section One and Two and being more particularly described as follows:

Beginning at a point in the center of Chickering Road, said point being the southwest corner to Mary Cortner Ragland of record in Book 4528, Page 516, and Book 2486, Page 221, R.O.D.C., and said point being approximately 600 feet as measured along said Road southerly from the southwest corner of Chickering Woods Subdivision of record in Book 3842, Page 105, R.O.D.C.

Thence, leaving said road with Ragland's southerly boundary and passing an iron pin on the easterly margin of said road at 31.0 feet, in all S 79° 58' E, 713.2 feet to an iron pin;

Thence, S 04° 19' W, 160.0 feet to an iron pin;

Thence, continuing with Ragland's southerly boundary N 88° 00' E, 323.0 feet to an iron pin;

Thence, N 60° 41' E, 355.3 feet to an iron pin, Ragland's southeast corner;

Thence, with Ragland's easterly boundary N 06° 11' E, 545.2 feet to an iron pin in twenty-inch Ash Tree, being the southeast corner to Chickering Woods Subdivision;

Thence, with said subdivision N 01° 21' E, 110.3 feet to an iron pin;

Thence, leaving said subdivision with the southerly boundary to Chickering Estates, Section Two, or record in Book 4460, Page 134, R.O.D.C., S 82° 40' E, 224.7 feet to a monument;

Thence, S 34° 04' E, 426.6 feet to a monument;

Thence, with the westerly boundary to Chickering Estates, Section One, of record in Book 2663, Pages 86 and 87, R.O.D.C., S 16° 22' W, 282.2 feet to an iron pin;

Thence, leaving said subdivision with the property deeded to Robert J. Walker, of record in Book 5194, Page 624, R.O.D.C., N 74° 58' W, 90.0 feet to an iron pin;

Thence, S 26° 16' W, 199.8 feet to an iron pin;

Thence, S 67° 38' E, 125.0 feet to an iron pin in said westerly boundary of Chickering Estates, Section One;

Thence, with said boundary S 43° 57' W, 543.0 feet to an iron pin;

Thence, N 66° 32' W, 74.5 feet to an iron pin in concrete;

Thence, continuing with said Chickering Estates S 05° 14' W, 441.6 feet to an iron pin, the northeast corner to Josephine Smith, et al, of record in Book 5352, Page 561, R.O.D.C.;

Thence, leaving said Chickering Estates with Smith's northerly line and a fence line N 84° 46' W, 664.5 feet to an iron pipe;

Thence, leaving Smith's line and with the easterly line to Harvie Branscomb of record in Book 2930, Page 208, R.O.D.C., N 05° 48' E, 270.9 feet to an iron pin;

Thence, with the easterly line to John P. Mayo of record in Book 6290, Page 630, R.O.D.C., N 17° 56' 30" W, 100.0 feet to an iron pin;

Thence, N 16° 00' E, 135.0 feet to an iron pin;

Thence, N 57° 37' E, 95.7 feet to an iron pin, Mayo's northeast corner;

Thence, with Mayo's northerly boundary N 75° 55' W, 809.5 feet to the center of Chickering Road;

Thence, with the center of said road N 20° 18' E, 320.0 feet to the point of beginning.

Containing 28.06 acres, more or less.

Together with easements in favor of subject property for roadway and utilities across the adjoining property now owned by John P. Mayo, as of record in Deed Book 6290, Page 630, R.O.D.C., Tennessee, said easements described as follows:

Roadway Easement

Beginning at a point in the centerline of Chickering Road, said point being the northwest corner of said Mayo, thence, with Mayo's north line S 75° 55' E, 497.7 feet to a point, thence, S 59° 25' W, 71.4 feet to a point, thence, N 70° 33' W, 152.1 feet to a point, thence, N 75° 55' W, 301.6 feet to a point in the centerline of Chickering Road, thence, N 23° 24' E, 36.5 feet to the point of beginning.

Utility Easement

Beginning at a point in the centerline of Chickering Road, said point being the northwest corner of said Mayo, thence, with said Mayo's north line S 75° 55' E, 809.5 feet to Mayo's northeast corner, thence, S 57° 37' W, 13.8 feet to a point ten feet south of said Mayo's north line, thence, N 75° 55' W, parallel with and ten feet south of Mayo's north line 801.6 feet

to a point in the centerline of Chickering Road, thence, N 23° 24' E, 10.1 feet to the point of beginning.

The above described easements are as referred to in deeds of record in Book 3034, Page 188, Book 4131, Page 969, and Book 4132, Page 45, R.O.D.C., Tennessee.

Said property is unencumbered except for easements described in Book 4132, page 45, Book 3034, page 188, and Book 4131, page 969, Register's Office for Davidson County, Tennessee; restrictive covenants of record in Book 2810, page 5, and Book 3096, page 210, said Register's Office, and matters disclosed by survey of Barge, Waggoner, Sumner and Cannon, dated June 28, 1984

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6337 PAGE 754

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			940000.00- CAPT.	
			2444.00 CSTAX	
			.50 PRFEE	
			18.00 MDEED	
			CHECK	2462.50-
3520A	07/13/64	CAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3610 ½
Quitclaim Deed
9.1½. 3 56 P.M.
Felix Z. Wilson II
Mtg
Clerk

No.0052585