*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
Dennis W. Walker & wife, Pamela B. Walker	Commerce Union Bank (NAME)	Map 42-13
204 Port Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546	Parcel 71
Madison, Tn. 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (STREET ADDRESS) (CITY) (STATE) (ZIP)	BOOK 6460 PAGE 141

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 Dennis W. Walker and wife, Pamela B. Walker

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. 101 on the Plan of Sherry Heights, Section III, as of record in Book 2331, pages 126 and 127, as amended in Book 3027, page 465, Book 4855, page 609, and Book 5085, page 699, Register's Office for Davidson County, Tennessee.

Said Lot No. 101 fronts 115 feet on the westerly side of Port Drive and extends back 422 feet on the southerly line and 378 feet on the northerly line to a dead line in the rear, measuring 124 feet thereon.

Being the same property conveyed to Commerce Union Bank, by Successor Trustee's Deed from Jefferson H. Ockerman, Successor Trustee, of record in Book 6017, page 436, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the Plan of record in Book 2331, pages 126 and 127, said Register's Office, as amended in Book 3027, page 465, Book 4855, page 609, and Book 5085, page 699, 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 (X) property, known as 204 Port Drive, Madison, Tennessee 37115
(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 27th day of December, 19 84

ATTEST: COMMERCE UNION BANK

BY: Carol O. Henry Banking Officer BY: J. Mayo Dortch, VP

Form 3

12/28 130.70- CHECK

3191

BOOK 6460 PAGE 142

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

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 and Gerald D. Newman, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Vice President and Banking Officer respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Vice President and Banking Officer, 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 as such Vice President, and attesting the same by the said Gerald D. Newman as such Banking Officer.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 27 day of Dec., 1984

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

SPECIAL

WARRANTY DEED

FROM
Commerce Union Bank, a Tennessee banking corporation

TO
Dennis W. Walker and wife, Pamela B. Walker

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

I.7.3.2.0.2.

IDENTIF. REFERENCE

DEC 28 11 25 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 67,000.00

Dennis W. Walker

Subscribed and sworn to before me this 27 day of Dec., 1984

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

THIS INSTRUMENT PREPARED BY:

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

RECEIVED OF _____

FOR _____

BOOK 6460 PAGE 143

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
			67000.00- CAMT.	
			174.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	180.70-
9191A	12/28/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7320 2

IDENTIF. REFERENCE T

Dec 28 11 25 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96924