6476

*SPECIAL

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry D. Adcock & wife,	SAME	Part of Map 45
Nancy M. Adcock	(NAME)	Parcel 13
Rt.3, Box 293 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Ashland City, Tn. 37015 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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 Jerry D. Adcock and wife, Nancy M. Adcock

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

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

The property described in Exhibit A is conveyed subject to the following:

1. 1985 Metropolitan Government taxes.

2. Subject to rights of others to ingress and egress easement from Little Marrowbone Road of record in Book 5884, page 856, Register's Office for Davidson County, Tennessee, and of record in Book 219, page 59, Register's Office for Cheatham County, Tennessee.

3. Easement for right of way granted to Colonial Pipeline Company of record in Book 3646, page 136 and Book 4092, page 313, said Register's Office (May affect subject property)

4. Agreement for joint driveway of record in Book 4788, page 567, Register's Office for Davidson County, Tennessee, and of record in Book 169, page 521, Register's Office for Cheatham County, Tennessee. (May affect subject property).

*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 (X)
This is improved ( ) property, known as (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 4th day of January, 1985

ATTEST: COMMERCE UNION BANK

BY: [signature], Bkg Off BY: [signature] Jr VP

Form 3

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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. Meyers Jones, III and Steven L. Contrell, 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. Meyers Jones, III as such Vice President, and attesting the same by the said Steven L. Contrell as such Banking Officer.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 4 day of Jan., 1985

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

*SPECIAL WARRANTY DEED

FROM

Commerce Union Bank, a Tennessee banking corporation

TO

Jerry D. Adcock and wife, Nancy M. Adcock

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 $ 9,000.00

Jerry D. Adcock

Subscribed and sworn to before me this 4 day of Jan., 1985

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

Being a parcel of land situated in Davidson and Cheatham Counties, Tennessee, said parcel being a portion of the Blake Emmons Property as of record in Deed Book 4788, page 567, Register's Office for Davidson County, Tennessee; and being more particularly described by metes and bounds, according to the survey of Dale and Associates, Inc., dated November 1, 1984, as follows:

Beginning at an iron rod situated in the southerly margin of Little Marrowbone Road, said point being the northwest corner of the Allen W. Ladd and wife property as of record in Deed Book 4739, page 680, Register's Office for Davidson County, Tennessee, and the northeast corner of the property herein described; thence, S 30° 21' 13" E, a distance of 500.89 feet to a point in the center of Little Marrowbone Creek; thence S 69° 06' 55" W, following said creek, a distance of 244.09 feet to a point in the center of said creek; thence, S 78° 43' 20" W, following said creek, a distance of 156.40 feet to a point in the center of said creek; thence, N 33° 08' 26" W, a distance of 396.30 feet to an iron rod situated in the southerly margin of Little Marrowbone Road; thence, North 57° 42' 37" E, along said road, a distance of 408.09 feet to the point of beginning and containing 4.15 acres, of land, more or less, according to said survey.

The property herein described contains approximately 2.0 acres within the limits of Cheatham County, with the remaining 2.15 acres lying within the limits of Davidson County, Tennessee.

Being the same property conveyed to Commerce Union Bank, by Substitute Trustee's Deed from Herman O. Loewenstein, Substitute Trustee, of record in Deed Book 229, page 473, Register's Office for Cheatham County, Tennessee.

1638 01/07 32.90- CHECK
1:7:5: 1: 4: 3:
IDENTIF. REFERENCE
JAN 7 2 34 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

9000.00- CAMT.
23.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 32.90-
163801/07/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:75:14:3

IDENTIF. REFERENCE

JAN 7 2 34 PM '85

FELIX Z. WILSON II Register
DAVIDSON COUNTY, TN

No. 99315