Box 30

This instrument prepared by:
I. Dyke Tatum, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

New Owner - Send Tax Bills:
Federal National Mortgage Association
100 Peachtree Street, N.W.
Atlanta, Georgia 30303

BOOK 6476 PAGE 956

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, the other valuable consideration, the receipt of which is hereby acknowledged, the undersigned, COMMERCE UNION BANK, a corporation, with principal offices at P.O. Box 2546, Nashville, Tennessee 37219, has bargained and sold and does hereby transfer and convey unto FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors and assigns, forever, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 44 on the Plan of N. Hobson's First Addition to Edgefield, as of record in Plat Book 21, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.
>
> BEING the same property conveyed to Commerce Union Bank by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Book 6457, page 48, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

AND the Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered.

COMMERCE UNION BANK further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 14th day of January, 1985.

COMMERCE UNION BANK

BY: J. R. Cannon
J. R. Cannon, Senior Vice President

ATTEST:

O. William Long
O. William Long, Vice President

01/17 5.00- CHECK

4503

Map. 94-1 par: 12

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J. R. Cannon and O. William Long with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their several oaths acknowledged themselves to be the Senior Vice President and Vice President respectively, of the COMMERCE UNION BANK, the within named bargainor, a Corporation, and that they as such Senior Vice President and Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by the said J. R. Cannon as such Senior Vice President and attesting the same by the said O. William Long as such Vice President.

Witness my hand and official seal at office at Nashville, Tennessee, this 14th day of January, 1985.

Notary Public

My Commission Expires: April 17, 1988

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $36,275.44.

Affiant
Nan Sexton
Assistant Vice President

Subscribed and sworn to before me, this the 14th day of January, 1985.

Notary Public

My Commission Expires: April 17, 1988

I.T. 7.5.70

IDENTIF. REFERENCE

JAN 17 4 05 PM '85

FEE $ REGISTER

DAVIDSON COUNTY, TN

RETURN TO:
I. Dyke Tatum, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201