*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
Joseph C. Galante & wife, Georgeann J. Galante	SAME	Map 104-8
1921 Woodmont Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(NAME)	Parcel 342
Nashville, Tn. 37215 (CITY) (STATE) (P. O. ZIP)	(STREET ADDRESS) (CITY) (STATE) (ZIP)	BOOK 6485 PAGE 287

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 Joseph C. Galante and wife, Georgeann J. Galante

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:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the Plan of O. B. Hayes Large Lots, called "Rokeby" as of record in Book 21, page 87, Register's Office for said County, more particularly described as follows:

Beginning at a point in the easterly margin of 16th Avenue South, formerly Belmont Avenue as widened 220 feet south of the south line of Weston Avenue and being the northwest corner of C. D. Hyde's Lot; thence with the easterly margin of said 16th Avenue South, southerly 55 feet; thence at right angles easterly 144 feet more or less to the westerly margin of an alley; thence with the westerly margin of said alley northerly 55 feet to a point; thence westerly 144 feet more or less to the beginning.

Being the same property conveyed to Commerce Union Bank, by Substitute Trustee's Deed from W. Fred Williams, Substitute Trustee, of record in Book 6480, page 780, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to 1985 Metropolitan Government taxes.

*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 1508-16th Avenue, South, Nashville, Tennessee 37203
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

02/04/85 18:50- CHECK

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 25th day of January, 19 85

ATTEST: COMMERCE UNION BANK

BY: [signature], Asst. Sec. BY: [signature]

3497

Form 3

BOOK 6486 PAGE 288

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

WITNESS my hand and official seal at office at Nashville, Tennessee on this 25 day of Jan., 1985.

My Commission Expires: 4-17-88

Susan Jackson
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

*SPECIAL WARRANTY DEED

FROM
Commerce Union Bank, a Tennessee banking corporation

TO
Joseph C. Galante and wife, Georgeann J. Galante

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

IDENTIF. REFERENCE

FELIX A. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN
FEB 4 1 59 PM 85

18.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 120,000.00

Georgeann J. Galante

Subscribed and sworn to before me this 25 day of Jan., 1985

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6486 PAGE 289

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

120000.00- CAMT
312.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 318.50-
8497A02/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 0 8 0 5

IDENTIF. REFERENCE

FEB 4 1 39 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105970