BK 6488 P 726

*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
Curtis Flansburg and wife, Lois B. Flansburg	SAME (NAME)	Part of Map 45 Parcel 13
1141 Harry White Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 6488 PG. 725
Nashville, Tn 37204 (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 Curtis Flansburg and wife, Lois B. Flansburg

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS. A CERTAIN TRACT OR PARCEL OF LAND IN Davidson and 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 Tennessee Gas Transmission Company of record in Deed Book 97, page 43, Register's Office for Cheatham County, Tennessee. (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 Offfice 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 (XX
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 6th day of February, 19 85

ATTEST: COMMERCE UNION BANK

BY: [signature], Bkg Off. BY: Donald R Crews V.P.

Form 3

BOOK 6488 PAGE 726

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 Donald R. Crews 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 Donald R. Crews 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 6 day of Feb., 19 85.

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
Curtis Flansburg and wife, Lois B. Flansburg

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 $ 16,000.00

Curtis Flansburg

Subscribed and sworn to before me this 6 day of Feb., 19 85.

My Commission Expires: 7/2/85

Carol L. Rivers
Notary Public

CAROL L. 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:

Commencing at the northwest corner of tract one being 4.15 acres, more or less; thence, S 33° 08' 26" E, a distance of 396.30 feet; thence, S 24° 14' 03" E, a distance of 171.32 feet; thence, S 44° 00' 10" E, a distance of 509.14 feet; thence, S 40° 14' 44" W, a distance of 40.00 feet to the point of beginning; thence, S 40° 12' 46" W, a distance of 20.01 feet to a point; thence S 42° 26' 02" E, a distance of 9.81 feet to a point; thence, S 51° 31' 00" E, a distance of 203.22 feet to a point; thence, S 52° 41' 53" E, a distance of 146.39 feet to a point; thence, S 50° 41' 26" E, a distance of 1995.67 feet to a point; thence, S 01° 00' 00" W, a distance of 837.37 feet to a point; thence, S 78° 35' 05" W, a distance of 563.13 feet to a point; thence, N 34° 42' 45" W, a distance of 3570.07 feet to a point; thence, N 80° 27' 16" E, a distance of 360.06 feet to a point; thence, S 22° 45' 30" E, a distance of 238.30 feet to a point; thence, S 46° 17' 51" E, a distance of 468.90 feet to a point of beginning and containing 51.52 acres or 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 49.52 acres lying within the limits of Davidson County, Tennessee.

Being part of the same property conveyed to Commerce Union Bank, by deed from Herman O. Loewenstein, Substitute Trustee, of record in Book 6358, page 904, Register's Office for Davidson County, Tennessee.

I 8 1 6 2 0
IDENTIF. REFERENCE
FEB 7 10 59 AM '85
DAVIDSON COUNTY, TN
3475 02/07 51.10- CHECK

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

RECEIVED OF _____

FOR _____

BOOK 6488 PAGE 728

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
			160.00- CAMT.	
			41.60 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	51.10-
9475A02/07/86			BAL.	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 1 6 2 0

IDENTIF. REFERENCE

FEB 7 10 59 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 106920