*SPECIAL

WARRANTY DEED

BOOK 5572 PAGE 160

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hillsboro Property Management Co., Inc.,& Linda F. Heflin	SAME (NAME)	Map 86
5201 Maryland Way (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 251
Brentwood Tn. 37027 (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 Hillsboro Property Management Co., Inc., a Tennessee corporation, and Linda F. Heflin

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:

(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. Lack of direct access to I-40 from the premises, such right of access having been granted to the State of Tennessee, by deed recorded in Book 3368, page 407, Register's Office for said County.
3. Easement 30-foot wide across premises for water and sewerage as set out in instrument of record in Book 3860, page 764, said Register's Office.
4. Easement for outdoor advertising signs granted T & R, Inc., of record in Book 3860, page 764, said Register's Office.
5. Agreement for dedication of easement for sanitary sewers as set out in instrument from Thomas Frank Dies, et al, to Radnor Utility District of record in Book 4764, page 324, 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 (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 31st day of May, 19 85

ATTEST: COMMERCE UNION BANK

BY: [signature] BY: [signature]

Vice President

Form 3

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 Carol R. Rivers 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 Carol R. Rivers as such Banking Officer.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 31 day of May, 19 85

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC STATE AT LARGE

*SPECIAL **WARRANTY DEED**

FROM
Commerce Union Bank, a Tennessee banking corporation

TO
Hillsboro Property Management Co., Inc., a Tennessee corporation and Linda F. Heflin

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 $ 190,000.00

Linda F. Heflin

Subscribed and sworn to before me this 31 day of May, 19 85

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC STATE AT LARGE

EXHIBIT A

Land in Davidson County, Tennessee, described according to a survey made by John Kohl and Company, P.C., Tennessee No. 100, dated May 24, 1985, as follows:

Beginning at a point in the southerly margin of Central Pike, said point being the northeast corner of the property conveyed to Cedars Inn, Inc. as to a 75% undivided interest and Ramanbhai N. Patel as to a 25% undivided interest by deed of record in Book 6019, page 490, Register's Office for Davidson County, Tennessee; thence S 83° 55' E. 61.73 feet along said margin of Central Pike to a point; thence continuing along said margin with a curve to the left having a radius of 1,076.74 feet a distance of 288.27 feet to a point; thence leaving said margin S. 2° 26' E. 611.66 feet to a point; thence N. 89° 42' W. 77.43 feet to a point; thence N. 81° 34' W. 545.26 feet to a point; thence N. 0° 40' W. 267.57 feet to a point; thence S. 83° 19' 52" E. 250.41 feet to a point; thence N. 0° 42' 00" E. 292.0 feet to the point of beginning.

Being part of the same property conveyed to Commerce Union Bank, by Substitute Trustee's Deed from W. Fred Williams, Substitute Trustee, of record in Book 5676, page 72, Register's Office for Davidson County, Tennessee.

J 0 9 6 7 0

IDENTIF. REFERENCE

JUN 3 2 44 PM '85

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6572 PAGE 163

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

190000.00- CAMT.
494.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 503.50-
3962A06/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0967.0

IDENTIF. REFERENCE

IDENTIF. REFERENCE
JUN 3 2 45 PM '85

JUNELL J. ... BY ... DEPUTY REGISTER
DAVIDSON COUNTY, TN

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 140499