Box 8

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James W. Adkisson 3406 Oldfield Drive Nashville, TN. 37214	Atlantic Coast Mortgage Co. 3975 University Drive Fairfax, VA. 22030	MAP 97-5 PARCEL 23 3DZ-82910

BOOK 6773 PAGE 388

*SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, COMMERCE UNION BANK hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James W. Adkisson and wife, Rita L. Adkisson hereinafter called the Grantee, Grantee's 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 Lot No. 47 on the plan of Hickory Bend, Section 7, of record in Book 3600, page 29, Register's Office for said County.

SAID Lot No. 47 fronts 65.0 feet on the northerly margin of Oldfield Drive and extends back between parallel lines 150.0 feet to a dead line in the rear, measuring 65.0 feet thereon.

BEING the same property conveyed to Commerce Union Bank by Trustee Deed from Sam J. McAllester, III, Substitute Trustee, of record in Book 6676, page 534, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3642, page 478, said Register's Office, and to the matters set forth in the above referenced plan of record.

7.27.06

IDENTIFICATION REFERENCE

JAN 30 | 10 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

*All warranties of Commerce Union Bank herein contained are expressly limited to those persons or parties claiming by, through or under Commerce Union Bank.

This is (un)improved property, known as 3406 Oldfield Drive, Nashville, TN. 37214.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 29th day of January, 1986.

COMMERCE UNION BANK

Attest: Charles H. Gregory, Banking Officer — BY: J. Myers Jones, III, Vice President

Charles H. Gregory, Banking Officer

J. Myers Jones, III, Vice President

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6773 PAGE 389

Before me, the undersigned, of the State and County aforesaid, personally appeared J. Myers Jones, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the President (or other officer authorized to execute the instrument) of the Commerce Union Bank, the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as Vice President. Witness my hand and official seal, at office in Nashville, Tennessee, this 29th day of January, 1986.

Notary Public

My Commission Expires: 4/17/88

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 49,500.00.

Affiant

Subscribed and sworn to before me, this the 29th day of January, 1986.

Notary Public

My Commission Expires: 11-1-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Charles H. Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Banking Officer of the Commerce Union Bank, the within named bargainor, a corporation, and that he as such Banking Officer, executed the foregoing instrument for the purposes therein contained .

Witness my hand and official seal, at office in Nashville, Tennessee, this the 29th day of January, 1986.

Notary Public

My Commission expires: 11/1/87

WARRANTY DEED

from:
COMMERCE UNION BANK

to:
James W. Adkisson, et ux

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
ashville, Tennessee 37215-0157

TN 24587

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

BOOK 6773 PAGE 390

RECEIVED OF _____

FOR _____

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
			45000.00- CONT.	
			128.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	138.80-
052BA01/30/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.2 7.06

IDENTIFICATION/REFERENCE

JAN 30 1 10 PM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 215171