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
Commerce Union Bank	SAME	Map 117-2A
SPECIAL ASSETS (NAME) DEPT.	(NAME)	Parcel 1
ONE Commerce PLACE		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN. 37219		BOOK 5775 PAGE 662
(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, James Phillip Williams and wife, Janet D. Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Commerce Union Bank, a Tennessee banking corporation

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:

Being Unit No. 7-A on the Plan of Wellesley Trace, Section I, as of record in Book 4955, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Together with the appurtenant interest in the common and limited common areas as shown on said Plan and as set out in the Master Deed and By-Laws of Wellesley Trace Homeowners Association, Inc., of record in Book 5054, page 633, and amended in Book 5547, page 175, Book 5631, page 194, Book 5640, page 75 and Book 5903, page 82, said Register's Office.

Being the same property conveyed to James Phillip Williams and wife, Janet D. Williams, by deed from Elizabeth S. Taggart, a widow, of record in Book 6004, page 55, said Register's Office.

The above property is conveyed subject to the following:

1. 1986 Metropolitan Government taxes.

2. Terms, conditions, easements, rights and liens as set forth in the Master Deed of Wellesley Trace Homeowners Association, Inc., of record in Book 5054, page 633, and amended in Book 5547, page 175, Book 5631, page 194, Book 5640, page 75 and Book 5903, page 82, said Register's Office.

3. By-Laws of Wellesley Trace Homeowners Association, Inc., of record in Book 5054, page 649, said Register's Office.

4. All matters as shown on the Plat of Site Plan, Wellesley Trace, Section 1, of record in Book 4955, page 24, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 2918 22nd Avenue South, Nashville, Tennessee 37215
(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 our hands this 31st day of January, 19 86

James Phillip Williams

Janet D. Williams

Form 3

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Phillip Williams and wife, Janet D. Williams, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31 day of Jan. 19 86.

Commission Expires: 5/13/89

Carol L. Rivers
Notary Public

STATE OF _____)

COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM
James Phillip Williams and wife, Janet D. Williams

TO
Commerce Union Bank, a Tennessee banking corporation

98. III 8th 11 AM FEB 3 '86

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

REFERENCE TO ENTRY

73476

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 115,000.00

Subscribed and sworn to before me this 31 day of Jan. 19 86.

My Commission Expires: 5/13/89

Carol L. Rivers
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

1'50[illegible].00- [illegible]
29[illegible].00 [illegible]
.50 [illegible]
6.00 [illegible]
[illegible] 305.[illegible]-
150[illegible]/03/86 [illegible] .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3477 6

IDENTIFY REFERENCE

FEB 3 11 48 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY

No. 216130

NASHVILLE BUSINESS FORMS INC
615-255-0650