*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
Clifton Bruce Rockwood & Janis R. Osbon	SAME (NAME)	Map 54-14 Parcel 53
222 Kennett Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tn. 37138 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

BOOK 6851 PAGE 219

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 Clifton Bruce Rockwood and Janis R. Osbon

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 Lot No. 154 on the Plan of Brandywine Farms, Section VII, as of record in Book 4300, page 65, Register's Office for said County.

Said Lot No. 154 fronts 140.0 feet on the westerly side of Kennett Road and extends back 346.4 feet on the northerly line and 324.9 feet on the southerly line, to a line in the rear on which it measures 102.7 feet.

Being the same property conveyed to Commerce Union Bank, by Deed in Lieu of Foreclosure from Benjamin A. Hirst, Jr. and wife, Bettye G. Hirst, of record in Book 6781, page 88, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1986 Metropolitan Government taxes.

2. The Plan of record in Book 4300, page 65, 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.

98823

IDENTIFICATION REFERENCE

MAY 8 10 16 AM 86

FELIX Z. WILSON JR. REGISTER OF DAVIDSON COUNTY, TN

This is improved (X) property, known as 222 Kennett Road, Old Hickory, Tennessee 37138 unimproved ( )

(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 7th day of May, 19 86

ATTEST: COMMERCE UNION BANK

BY: A.V.P. BY:

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 Mike Dubbs, with whom I am personally acquainted and who upon ~~this oath~~, their several oaths acknowledged ~~themself~~, themselves to be the Sr. Vice President and Assistant Vice President respectively of the Commerce Union Bank the within named bargainor, a corporation, and that ~~he~~, they as such Sr. Vice President and Assistant Vice President, 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 Sr. Vice President, and attesting the same by the said Mike Dubbs as such Assistant Vice President.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 7 day of May, 1986.

My Commission Expires: 5/13/89

Carol R. Lewis
Notary Public

*SPECIAL WARRANTY DEED

FROM
Commerce Union Bank, a Tennessee banking corporation

TO
Clifton Bruce Rockwood and Janis R. Osbon

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 $179,000.00

Clifton Bruce Rockwood

Subscribed and sworn to before me this 7 day of May, 1986.

My Commission Expires: 5/13/89

Carol R. Lewis
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6851 PAGE 221

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

178000.00- CAPT.
465.40 CSTAX
.60 PRFEE
6.00 WDEED
CHECK 471.00-
171405/08/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9882

IDENTIFICATION REFERENCE

MAY 8 10 16 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 245596