*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
George F. Bartlett	Merrill Lynch Mortgage Corp.	Map 128-10
(NAME) 570 Hicks Rd.	(NAME) P. O. Box 85478	Parcel 42
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37221	(STREET ADDRESS) San Diego, California 92138-5478	
(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 George F. Bartlett

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 Lot No. 20 on the Plan of Stacy Square, Section 2, as of record in Book 4175, page 30, Register's Office for said County.

Said Lot No. 20 fronts 78.0 feet on the westerly side of Sawyer Brown Road, and extends back 169.1 feet on the southerly line and 145.7 feet on the northerly line to a dead line in the rear, measuring 77.64 feet thereon.

Being the same property conveyed to Commerce Union Bank, by Trustee's Deed from Sam J. McAllester, III, Substitute Trustee, of record in Book 6789, page 886, as re-recorded in Book 6806, page 643, Register's Office for Davidson County, Tennessee.

Upon delivery of this Special Warranty Deed, Grantee assumes the indebtedness secured by a deed of trust of record in Book 5550, page 178, said Register's Office, payable to Merrill Lynch Mortgage Corp.

The above property is conveyed subject to the following:

1. 1986 Metropolitan Government taxes.

2. Restrictive covenants of record in Book 4265, page 777, and amended in Book 4379, page 833, said Register's Office.

3. The Plan of record in Book 4175, page 30, said Register's Office.

4. The above deed of trust assumed by Grantee.

*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 ( )
This is improved (xx) property, known as 7941 Sawyer Brown Road, Nashville, Tennessee 37221
(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 16th day of May, 19 86

ATTEST: COMMERCE UNION BANK

BY: Charles H. Dungan BY: J. Mark Jones, Jr.
Senior 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 Charles H. Gregory, with whom I am personally acquainted and who upon ~~this oath~~, their several oaths) acknowledged ~~himself~~, themselves) to be the Senior Vice President and Banking Officer respectively of the Commerce Union Bank the within named bargainor, a corporation, and that ~~he~~, they) as such Senior 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 Senior Vice President, and attesting the same by the said Charles H. Gregory as such Banking Officer.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 16 day of May, 19 86

My Commission Expires: 5/13/89

Carol L. Rivers
Notary Public

*SPECIAL WARRANTY DEED

FROM

Commerce Union Bank, a Tennessee banking corporation

TO

George F. Bartlett

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

IDENTIFICATION REFERENCE

0 1 7 7 7

FILED MAY 19 10 15 AM '86
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 67,915.93

George F Bartlett

Subscribed and sworn to before me this 16 day of May, 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 _____

BOOK 6859 PAGE 762

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

67915.93- CAMT.
176.54 CSTAX
.50 PRFEE
6.00- WDEED
CHECK 183.04-
5233A05/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

017.7.

IDENTIFICATION REFERENCE

MAY 19 10 15 AM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 249028