Box 8 JCB

*SPECIAL

WARRANTY DEED

BOOK 6908 PAGE 462

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Richard F. Kibby & wife, Marilyn G. Kibby	Leader Federal Mortgage, Inc. (NAME)	Map 141-15-B
7433 Rolling River Pkwy. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 275 (STREET ADDRESS)	Parcel 13
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101-0275 (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 Richard F. Kibby and wife, Marilyn G. Kibby

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. 289 on the Plan of Rolling River Estates, Phase II, as of record in Book 5200, page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Commerce Union Bank, a Tennessee banking corporation, by deed from Emmanuel N. Dessypris and wife, Chryssi Maria Dessypris, of record in Book 6871, page 80, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1986 Metropolitan Government taxes.

2. Restrictive covenants of record in Book 4788, page 950, and amended in Book 4871, page 640, said Register's Office.

3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for Rolling River Estates, Inc., of record in Book 4892, page 689, and amended in Book 5214, page 933, and the By-Laws of record in Book 4892, page 679, said Register's Office.

4. All matters as shown on the Plat of Rolling River Estates, Phase II, of record in Book 5200, page 7, 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.

1 7:42 IDENTIFICATION REFERENCE JUL 3 3 00 PM '86 FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 7433 Rolling River Parkway, 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 30th day of June, 19 86

ATTEST: COMMERCE UNION BANK

BY: Asst. Vice Pres BY:

Form 3

BOOK 6908 PAGE 463

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____ the bargainer 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 T. H. Bishop and Steven L. Cantrell, with whom I am personally acquainted and who upon this oath, their several oaths) acknowledged (himself, themselves) to be the Executive Vice President and Assistant Vice President respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Executive 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 T. H. Bishop as such Executive Vice President, and attesting the same by the said Steven L. Cantrell as such Assistant Vice President.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 30 day of June 19 86

My Commission Expires: 4/17/88

Susan Jackson
Notary Public

*SPECIAL WARRANTY DEED

FROM

Commerce Union Bank, a

Tennessee banking corporation

TO

Richard F. Kibby and wife,

Marilyn G. Kibby

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 $95,000.00.

Subscribed and sworn to before me this 30 day of June, 1986.

Christy Allen, Affiant

Jill C. Buchanan
NOTARY PUBLIC

My Commission Expires: 11-12-89

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 95,000.00

T. H. Bishop E.V.P.

Subscribed and sworn to before me this 30 day of June 19 86

My Commission Expires: 4/17/88

Susan Jackson
Notary Public

NOTARY PUBLIC
STATE OF TENNESSEE
AT LARGE

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

RECEIVED OF _____

FOR _____ BOOK 6908 PAGE 464

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

95000.00- CAMT.
247.00 CSTAX
.50 PRFE
6.00 WDE
CHECK 253.50-
3579A07/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17421

IDENTIFICATION REFERENCE

JUL 3 3 00 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 267036