*SPECIAL File Box 6 car

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
Chester Lin & wife,	Commerce Union Bank	Map 117-2-A
Su Lin (NAME)	(NAME)	
2918-22nd Avenue South	P.O. Box 2546	Parcel 1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37215	Nashville, TN 37219	
(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 Chester Lin and wife, Su Lin

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 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 Commerce Union Bank, a Tennessee banking corporation, by deed from James Phillip Williams and wife, Janet D. Williams, of record in Book 6775, page 662, said Register's Office.

The above property is conveyed subject to the following:

1. Terms and conditions contained in the Master Deed Establishing a Horizontal Property Regime, known as Wellesley Trace Homeowners Association, 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, and is further subject to the By-Laws of Wellesley Trace Homeowners Association, Inc., appended to said Master Deed and recorded in Book 5054, page 649, said Register's Office.

2. All matters as shown on the Plat of Site Plan, Wellesley Trace, Section I, of record in Book 4955, page 24, 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.

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 its hand this 8th day of December, 19 86

ATTEST: COMMERCE UNION BANK

BY: C. H. Haynes, Banking Officer BY: V. P.

F - 3

STATE OF _____)

COUNTY OF _____)

BOOK 7063 PAGE 937

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 AL BABICH and C.H. GREGORY, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the VICE PRESIDENT and BANKING OFFICER respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such 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 AL BABICH as such VICE PRESIDENT and attesting the same by the said C.H. GREGORY as such BANKING OFFICER.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 8 day of Dec., 1986.

My Commission Expires: 4/17/88

Susan Jackson
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

*SPECIAL WARRANTY DEED

FROM

Commerce Union Bank, a

Tennessee banking corporation

TO

Chester Lin and wife, Su Lin

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

IDENTIFICATION REFERENCE

71223

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN
'86 DEC 9 AM 11 15

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 125,000.00

Subscribed and sworn to before me this 8 day of Dec., 1986.

My Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

RECEIVED OF _____

FOR _____

BOOK 7063 PAGE 938

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

[illegible] CAPT.
[illegible] STAX
.50 PRFE
6.00 [illegible]
CHECK [illegible]
5065A12/09/86 BWL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1223

IDENTIFICATION REFERENCE

DEC 9 11 16 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No 20843