*SPECIAL

WARRANTY DEED

Fidelity Bank

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

BOOK 7144 PAGE 609

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Randall A. Waller & wife, Carol E. Waller	SAME	Map 130-12-A
P.O Box 402	(NAME)	Parcel 5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Murray, Kentucky 42071		
(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~~ I, Commerce Union Bank, a Tennessee banking corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall A. Waller and wife, Carol E. Waller

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. 5 on the Plan of Northumberland, of record in Book 6250, pages 128 and 129, Register's Office said County, and as amended by Surveyor's Certificate of Correction of record in Book 6386, page 194, said Register's Office.

Being the same property conveyed to Commerce Union Bank, by Substitute Trustee's Deed from Marc T. McNamee, Substitute Trustee, of record in Book 7130, page 187, Register's Office for said County.

The above property is conveyed subject to the following:

1. 1987 Metropolitan Government taxes.
2. Water pipe lines easements of record in Book 1108, page 379, said Register's Office.
3. Easements of record in Book 1181, page 486, said Register's Office.
4. Transmission lines easement of record in Book 2296, page 303, said Register's Office.
5. Water Main and Appurtenances easement and a 10' temporary construction easement of record in Book 6434, page 786, said Register's Office.
6. Terms, conditions, easements, rights and liens as set forth in the Declaration of Protective Covenants, Conditions and Restrictions for Northumberland and the By-Laws appended thereto, fo record in Book 6377, page 18, and re-recorded in Book 6545, page 799, said Register's Office.
7. All matters as shown on the Plat of Northumberland of record in Book 6250, pages 128 and 129, said Register's Office, as amended by Surveyor's Certificate of Correction, of record in Book 6386, page 194, said Register's Office.
8. Sanitary sewer and storm drainage easement conveyed by deed of record in Book 6548, page 98, said Register's Office.
9. Ten foot easement along the rear line of said lot as reserved in the deed of record in Book 6978, page 662, 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 ( ) property, known as (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 18th day of February, 1987

ATTEST: COMMERCE UNION BANK

BY: Marla W. Gregory, Banking Officer BY: H. H. Bishop EVP.

Form 3

STATE OF _____)

COUNTY OF _____)

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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 ~~TENNESSEE~~)

COUNTY OF DAVIDSON ~~DAVIDSON~~)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared T.H. Bishop and Charles H. Gregory, with whom I am personally acquainted and who upon this oath, their several oaths) acknowledged ~~himself~~, themselves) to be the Executive Vice President and Banking Officer respectively of the Commerce Union Bank the within named bargainor, a corporation, and that ~~he~~ they) as such Executive 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 T.H. Bishop as such Executive 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 18 day of February, 1987

My Commission Expires: 5/13/89

Carol R. Lowery

Notary Public

*SPECIAL WARRANTY DEED

FROM

Commerce Union Bank, a Tennessee banking corporation

TO

Randall A. Waller and wife, Carol E. Waller

RETURN TO: Dearborn & Ewing ATTORNEYS NASHVILLE, TENN.

IDENTIFICATION REFERENCE

FEB 23 3 30 PM '87

FELIX Z. HUDDLESTON, JR., CLERK
DAVIDSON COUNTY, TN

96444

STATE OF KENTUCKY ~~TENNESSEE~~)

COUNTY OF CALLOWAY ~~DAVIDSON~~)

The actual consideration or value, whichever is greater, for this conveyance is $ 135,000.00

Affiant

Subscribed and sworn to before me this 18 day of Feb, 1987

My Commission Expires: February 14, 1991.

Catherine H. Tidwell

Notary Public

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

RECEIVED OF _____

FOR BOOK 7144 PAGE 611

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]0- CAMT.	
			370.00 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	376.50-
			870.702/23/87 BAL	.0-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.6.4 4 4

IDENTIFI REFERENCE

FEB 23 3 30 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 48787