rejl001:4/3/87

THIS INSTRUMENT PREPARED BY: Rej Ba4b
DEARBORN & EWING, ATTORNEYS
SUITE 1200, ONE COMMERCE PLACE
NASHVILLE, TENNESSEEE 37239

FROM: Commerce Union Bank, Trustee under the Last Will and Testament of H. D. Wall

TO: Anna B. Wall

Address New Owner:	Mortgagee:	Map-Parcel No.
Anna B. Wall 4890 Wales Court Nashville, TN 37211	NONE	MAP 33 PARCEL 82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Anna B. Wall
Affiant

Subscribed and sworn to before me, this the 6th day of April, 1987.

Notary Public

My Comm. Expires: 10/24/88

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Commerce Union Bank, Trustee under the Last Will and Testament of H. D. Wall, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Anna B. Wall hereinafter called the GRANTEE, her heirs, successors, 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 the northeasterly part of Lot No. 4 and all of Lot No. 5 on the map showing subdivision of the north part of D. M. Moore's land on the Dickerson Pike or Dixie Highway, as of record in Book 843, page 63, Register's Office for said County, described as follows:

Beginning on the northwesterly margin of the Dickerson Pike, at the corner of Lot Nos. 5 and 6; thence with the line between said two lots, north 30 deg. west 338 feet to the southerly margin of Dry Creek Road; thence with said Road, north 87 deg. west 450.6 feet to the northeast corner of the property conveyed to Bessie Hix Carnahan et al, by deed from G. W. Nation and wife, of record in Book 1316, page 14, said Register's Office; thence with said Carnahan's easterly line, south 30 deg. east 585.5 feet to the northwesterly margin of the Dickerson Pike; thence with said Pike, north 60 deg. east 377.7 feet to the beginning.

Being the same property conveyed to Henry D. Wall, by deed from Leroy A. Harvey and wife, Grace S. Harvey, of record in Book 1714,

page 343, Register's Office for said County, and being vested in Commerce Union Bank, Trustee under the Last Will and Testament of H. D. Wall, of record in Will Book 152, page 704, Probate Court for Davidson County, Tennessee.

Commerce Union Bank, in its capacity as Co-Executor of the Estate of H. D. Wall, and Anna Marie Wall, in her capacity as Co-Executor of the Estate of H. D. Wall, hereby join in this conveyance to evidence their consent to the same.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its heirs, successors and assigns, forever.

GRANTOR further covenants and binds itself, its heirs, representatives, and successors to warrant specially and forever defend the title to said real estate to GRANTEE, HER heirs, successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, GRANTOR has caused the execution of this Special Warranty Deed on the 6th day of April, 1987.

COMMERCE UNION BANK,
CO-EXECUTOR

BY: Charles J. Vacca
Charles J. Vacca, Senior Vice President & Trust Officer

COMMERCE UNION BANK, TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF H. D. WALL

BY: Charles J. Vacca
Charles J. Vacca, Senior Vice President and Trust Officer

Anna Marie Wall Co-Executor
Anna Marie Wall, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Charles J. Vacca, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a Senior Vice President and Trust Officer of Commerce Union Bank, Co-Executor and Trustee, the within named bargainor, a corporation, and that he as such Senior Vice President and Trust Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as Trustee and as Co-Executor by the said Charles J. Vacca as such Senior Vice President and Trust Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this the 6th day of April, 1987.

Robin E. Jones
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 10/24/88

BOOK 7194 PAGE 595

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna Marie Wall, Co-Executor, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 6th day of April, 1987.

Robin E. Jones
NOTARY PUBLIC

My Commission Expires: 10/24/88

12109

IDENTIFICATION REFERENCE

APR 7 10 56 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7194 PAGE 596

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

95[illegible] CRMT.
26 .50 CSTAX
.50 PRFE
9.00 MOR
CHECK 275.00
1308[illegible]4/07/87 PAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12109

IDENTIFICATION REFERENCE

APR 7 10 56 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 66258