BOOK 7237 PAGE 125

File Box 6 ea

*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 |
|---|---|---|
| Magnolia Davis | SAME | Map 81-7 |
| (NAME) 3910 MALLARD DRIVE | (NAME) | Parcel 178 |
| (STREET ADDRESS OR ROUTE NUMBER) NASHVILLE TN. 37218 | (STREET ADDRESS) | |
| (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~~ XX Commerce Union Bank, a Tennessee banking corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Magnolia Davis

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 the southerly part of Lot Nos. 36 and 37 on the Plan of George Shield's 2nd Addition to North Nashville, as of record in Book 57, page 146, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a stake at the northwesterly intersection of 18th Avenue, North, as widened and located and the north line of St. Louis Avenue; thence with the margin of St. Louis Avenue westerly 108.6 feet to a stake at the corner of Lots 37 and 38; thence with the line between said lots, northerly 92.4 feet to a stake which is 57.6 feet south from the south margin of an alley; thence southeasterly 16.4 feet to a stake; thence northeasterly 45.8 feet to a stake in the west margin of 18th Avenue North as aforesaid, being 37.5 feet southeasterly from the margin of said alley; thence with the margin of 18th Avenue, North southeasterly 127.56 feet to the point of beginning.

Being the same property conveyed to Commerce Union Bank by Trustee's Deed from Sam J. McAllester, III, Substitute Trustee, of record in Book 7069, page 864, said Register's Office.

The above property is conveyed subject to the following:

1. 1987 Metropolitan Government taxes.

2. The statutory right of redemption of Charles H. Wilcox and wife, Cassie D. Wilcox arising by virtue of the foreclosure of the deed of trust securing Commerce Union Bank dated October 18, 1979 and recorded in Book 5516, page 730, as amended in Book 6062, page 471, said Register's Office, the Trustee's Deed having been recorded on December 15, 1986, of record in Book 7069, page 864, 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 (X) property, known as 1901 D.B. Todd, Jr. Boulevard, Nashville, Tennessee 37208
(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 14th day of May, 1987

ATTEST: Commerce Union Bank

BY: [signature] A.V.P.

COMMERCE UNION BANK

BY: [signature] V.P.

05/14 CHECK

Form 3

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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 Al Babich and Mike Tubbs, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Vice President and Assistant Vice President respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such 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 Al Babich as such Vice President, and attesting the same by the said Mike Tubbs such Assistant Vice President

WITNESS my hand and official seal at office at Nashville, Tennessee on this 14 day of May, 19 87

My Commission Expires: 4/17/88

Notary Public

*SPECIAL WARRANTY DEED

FROM

Commerce Union Bank, a

Tennessee banking corporation

TO

Magnolia Davis

RETURN TO: Dearborn & Ewing ATTORNEYS NASHVILLE, TENN.

IDENTIFI REFERENCE

MAY 14 3 25 PM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

2.6.0.6.4

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 22,500.00

Magnolia Davis

Subscribed and sworn to before me this 14 day of May, 1987

My Commission Expires: 5/13/89

Carol R Rivers

Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 7237 PAGE 127

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 |
|---|---|---|---|---|

22500.00- CAMT.
63.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 69.50-
7372A05/14/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2606 4

IDENTIFI REFERENCE

MAY 14 3 25 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 81915