File Box 43

BOOK 6087 PAGE 75

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

72,400.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29Th DAY OF JUNE 19 83

Notary Public

MY COMMISSION EXPIRES 11-5-83

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
William Nevie McRay (NAME)	Commerce Union Bank (NAME)	75-7
4364 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	166
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	4D 24650

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, Gordon L. Groover, Jr. and wife Janie J. Groover

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Nevie McRay and wife Linda Ruth McRay

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. 81 on the Plat of Highlands of Tulip Grove, Section 4, of record in Plat Book 4860, page 85, Register's Office for said County.

Said Lot No. 81 fronts 83.55 feet on the westerly margin of Baton Rouge Drive and extends back 153.33 feet on the northerly line and 155.0 feet on the southerly line, to a line in the rear on which it measures 88.8 feet.

Being the same property conveyed to Gordon L. Groover, Jr., and wife, Janie J. Groover by deed from Frank Batson and wife, Judy W. Batson of record in Book 5144, page 171, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (XX) property, known as 4364 Baton Rouge Drive Hermitage, Tenn. 37076
(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 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 our hand s this 29Th day of JUNE, 19 83

Gordon L. Groover, Jr.

Janie J. Groover

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STATE OF TENNESSEE
County of Davidson

Personally appeared before me, the undersigned [illegible], a Notary Public in and for said County and State, the within named ~~Gordon L. Groover, Jr. and wife Janie J. Groover~~

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29TH day of JUNE 83

Commission expires 11-9-83

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

9613 07/01 194.74- CHECK

H576605

WARRANTY DEED

FROM
Gordon L. Groover, Jr.

TO
William Nevie McRay

IDENTIF. REFERENCE

JUL 1 12 30 PM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6087 PAGE 77

FOR

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
			72400.00- CO	
			188.24 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	194.74-
8613A07/01/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 57605

IDENTIF. REFERENCE

JUL 1 12 30 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 960434