FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$23,757.41 Randall B. McKenzie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 19 84

Grace N. Stephens
Notary Public

MY COMMISSION EXPIRES: 4/21/85
(AFFIX SEAL)

NOTARY PUBLIC LARGE

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emmette G. Thompson III ~~Randall B. McKenzie~~ (NAME)	Commerce Union Bank (NAME)	Map 82-16
822 Boscobel Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Par. 354
Nashville, TN 37206 (CITY) (STATE) (P O ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	18W-6265

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, Grace N. Stephens, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Emmette G. Thompson III and Randall B. McKenzie

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. 2 on R. D. Goodlett Trustee's Subdivision of 220 feet of Ground on South Side of Boscobel Street in East Nashville, of record in Book 57, page 115, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Grace Stephens by deed from Effie Mae Braswell of record in Book 4443, page 884, Register's Office for Davidson County, Tennessee.

Grantees hereby assume and agree to pay the mortgage held by Commerce Union Bank of record in Book 5600, page 514, said Register's Office. The escrow account and insurance to be transfer to Grantees.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

Grace N. Stephens and Grace Stephens are one and the same person

This is unimproved ( ) improved (X) property, known as 920 Boscobel Street Nashville, TN 37206
(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 seised 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 my hand this 14th day of June, 19 84

Grace N. Stephens
Grace N. Stephens

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Grace N. Stephens

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of June 19 84

Commission expires 4/21/85

Grace N. Stephens
Notary Public

NOTARY PUBLIC AT LARGE TENN.

STATE OF TENNESSEE
Davidson County

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

WARRANTY DEED

FROM
Grace N. Stephens

TO
Emmette G. Thompson III and
Randall B. McKenzie

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

129434

IDENTIF. REFERENCE

JUN 15 11 09 AM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			23757.41- CAMT.	
			61.88 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	69.38-
5412A06/15/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12943

IDENTIF. REFERENCE

JUN 15 11 09 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0044702