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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

Bobby K Yarbrough
Affiant

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

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL, NUMBERS
Bobby K. Yarbrough (NAME)	Commerce Union Bank (NAME)	96-14
3040 Boulder Park Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	221
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	3DZ-61504

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, Lillian A. Griffin, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby K. Yarbrough and wife, Jama Bowen Yarbrough

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. 38 on the Plan of Hickory Bend, Section 3, as of record in Book 3600, page 42, Register's Office for Davidson County, Tennessee.

SAID Lot No. 38 fronts 75 feet on the curving northwesterly margin of Boulder Park Drive and runs back 178.9 feet on the southwesterly line and 213.2 feet on the northeasterly line to a witness line, measuring 124.92 feet thereon, and then extends on back 35 feet more or less, on the southwesterly line and 15 feet, more or less, on the northwesterly line to the center line of McCrory Creek.

BEING the same property conveyed to Gerold J. Griffin and wife, Shirley C. Griffin by deed from Bobby Clark White and wife, Norma T. White, of record in Book 4268, page 844, said Register's Office. The said Shirley C. Griffin having since died. The said Gerold J. Griffin, Sr. having since died vesting title to his wife, Lillian A. Griffin by Will of record in Will Book 139, page 51, Davidson County, Tennessee. Gerold J. Griffin and Gerold J. Griffin, Sr. being one and the same person.

THIS conveyance is subejct to restrictive covenants of record in Book 3642, page 478, said Register's Office, and all other building lines and easements of record.

This is unimproved ( ) improved (X) property, known as 3040 Boulder Park Drive, Nashville, TN 37214
(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 my hand this 14th day of June, 19 84

Lillian A. Griffin

Lillian A. Griffin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named ~~Lillian A. Griffin~~

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, 1984.

Commission expires July 18, 1987

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

WARRANTY DEED

FROM
Lillian A. Griffin

TO
Bobby K. Yarbrough
Jama Bowen Yarbrough

RUSH

I 29458

IDENTIF. REFERENCE

JUN 15 11 42 AM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

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	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

52000.00- DAMT.
135.20 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 141.70-
5436A06/15/84 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 29458

IDENTIF. REFERENCE T

JUN 15 11 42 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0044726