THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

6048

ADDRESS NEW OWNER:
David J. Tolner
6685 Clearbrook Drive
Nashville, TN 37205

SEND TAX BILLS TO:
Commerce Union Bank
One Commerce Place, Real Estate Div.
Nashville, TN 37239

MAP-PARCEL NUMBERS:
129-10-74
8DZ 77060

WARRANTY DEED

BOOK 5373 PAGE 527

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gerald W. Hayes, Jr., and wife, Marcia M. Hayes hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto David J. Tolner and wife, Patricia M. Tolner hereinafter called the Grantee, Grantee's 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. 25 on the plan of West Meade Park, Inc., Section 1, of record in Book 2900, pages 103 and 104, Register's Office for said County.

SAID Lot No. 25 fronts 240.6 feet on the easterly margin of Clearbrook Drive and extends back 172.0 feet on the northerly line and 168.0 feet on the southerly line to a dead line in the rear, measuring 252.4 feet thereon.

BEING the same property conveyed to Gerald W. Hayes, Jr., and wife, Marcia M. Hayes by deed from Nell C. Moran, a widow, of record in Book 5296, page 124, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3102, page 381, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Gerald W. Hayes, Jr., and wife, Marcia M. Hayes by Frances Garner as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee. The affidavit of said attorney in fact is attached as an exhibit to this deed and incorporated herein by reference.

This is (un)improved property, known as 6685 Clearbrook Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of August, 1984.

Gerald W. Hayes, Jr.
BY: Frances Garner, Attorney in Fact

Marcia M. Hayes
BY: Frances Garner, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6373 PAGE 528

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 128,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 31st day of August, 19 84.

My Commission Expires: Nov 1, 1987

_____
Notary Public

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 Frances Garner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Gerald W. Hayes, Jr., and Marcia M. Hayes as their Attorney in Fact as the free act and deed of the within named Gerald W. Hayes, Jr., and Marcia M. Hayes.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of August, 1984.

_____
NOTARY PUBLIC

My commission expires: Nov 1, 1987

WARRANTY DEED

from:
GERALD W. HAYES, JR., AND WIFE, MARCIA M. HAYES

to:
DAVID J. TOLNER AND WIFE, PATRICIA M. TOLNER

RETURN TO: JCB

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

EXHIBIT TO WARRANTY DEED
FROM
GERALD W. HAYES, JR., ET UX
TO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6373 PAGE 529

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Frances Garner
Affiant Frances Garner

Sworn to and subscribed before me this
31st day of August, 19 84.

Christy Wilkins Kelley
Notary Public

My Commission Expires: Nov 4 1987

739 - CHECK

IDENTIF. REFERENCE

SEP 4 11 38 AM '84
DAVIDSON COUNTY, TN

I 4 7 2 6 3

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6373 PAGE 530

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

128500.00- CAMT.
334.10 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 343.60-
7391A09/04/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 47263

IDENTIF. REFERENCE

SEP 4 11 38 AM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 0066008