BOOK 6457 PAGE 120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,372.36

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February, 19 85

Notary Public

MY COMMISSION EXPIRES 8/19/87

THIS INSTRUMENT WAS PREPARED BY

Stephen L. Edwards, Attorney at Law, 806 Nashville Bank & Trust Building
NAME ADDRESS
Nasvhille, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn Young (NAME)	Commerce Union Bank, Mortgage Admin- (NAME)	92-6-331
117 Colemont Drive (STREET ADDRESS OR ROUTE NUMBER)	istration Dept., P. O. Box 2546 (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37219 (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, Edward L. Niebruegge and wife, Sherry L. Niebruegge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carolyn Young, individually

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. 51 on the Plan of L.C. Thuss' Subdivision of Part of the Barrow Lands, as of record in Book 547, Page 102, Register's Office for Davidson County.

Said Lot No. 51 fronts 40 feet on the westerly side of 29th Avenue, North, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to EDWARD L. NIEBRUEGGE from JOHN L. MOORE, III, by Deed of record in Deed Book 5959, Page 733, Register's Office of Davidson County, Tennessee.

This conveyance is subject to 1985 taxes which have been prorated between the parties; a deed of trust of record in Book 5992, page 826, R.O.D.C., which is not assumed by the hereinabove named grantee; and the rights of a certain tenant in occupancy of the property under an oral lease. The said grantee shall receive the monthly rental income for February, 1985, and thereafter.

unimproved ( )
This is improved (X) property, known as 715 A&B 29th Avenue North, Nashville, TN 37209
(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 19th day of February, 19 85

Edward L. Niebruegge

Edward L. Niebruegge

STATE OF TENNESSEE }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Edward L. Niebruegge and wife, Sherry L. Niebruegge,

the bargainorS, 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 19th day of February, 1987.

Commission expires 4-19-87

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

Edward L. Niebruegge and wife

Sherry L. Niebruegge

TO

CAROLYN YOUNG

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN
FEB 21 2 45 PM '85

IDENTIFICATION REFERENCE

Furnished by:
Lawyers Title
of Middle Tennessee, Inc.

One Eleven Union St.
Nashville, TN 37201
(615) 242-1708

1 8 4 6 5 7

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6497 PAGE 122

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
			24372.36- CAMT.	
			63.44 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	69.94-
3046A	02/21/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.B.4.6.5.7.

IDENTIF. REFERENCE

FEB 21 2 46 PM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

No. 110393