Pd 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 67709.04

Subscribed and sworn to before me, this the 13 day of March 19 85

My commission expires: January 19, 1986
(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

BOOK 6543 PAGE 277

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Randall Hylton, Trustee	Commerce Union Bank
306 Gay Street Suite 203	P.O.Box 2546
STREET ADDRESS: Nashville, Tennessee 37201	STREET ADDRESS: Nashville, Tennessee 37219
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. Map 73-09 Parcel 237	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Ronald G. Grizzard and wife, Debra V. Grizzard

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Randall Hylton, Trustee

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 13 on the Plan of Cooper Terrace Estates, of record in Plat Book 6398 at page 283, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ronald G. Grizzard and wife, Debra V. Grizzard by deed recorded in Book 6398 at page 283 , Register's Office for Davidson County, Tennessee.
This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record, and a Deed of Trust for the benefit of Commerce Union Bank, which the Grantee(s) herein agree to assume and pay.

J 0 0 8 5

IDENTIF. REFERENCE

APR 29 10 16 AM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

CHECK

THIS IS _____ IMPROVED PROPERTY KNOWN AS 2349 - 2351 Cooper Terrace, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 13 day of March 19 85

Ronald G. Grizzard

Debra V. Grizzard

3326

State of Tennessee
County of Davidson

BOOK 6543 PAGE 278

On this 13th day of March, 19 85, before me personally appeared Ronald G. Grizzard and wife, Debra V. Grizzard to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

1-18-87

Notary Public

State of Tennessee
County of _____

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

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6543 PAGE 279

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
			67709.04-	CAMT.
			176.02	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 182.52-
			2326A04/29/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J00085

IDENTIF. REFERENCE

APR 29 10 16 AM '85

REGISTER
DAVIDSON COUNTY, TN

No. 129153