BOOK 6587 PAGE 871

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mr. and Mrs. J. Thomas Trent, Jr.	COMMERCE UNION BANK	
(NAME) 4264 Jamesborough Place	(NAME) One Commerce Pl	131-7A-20
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37215	(STREET ADDRESS) Nashville, TN. 37239	
(CITY) (STATE) (P O ZIP)	(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, C & S Associates, a Tennessee general partnership comprised of Joe Vaulx Crockett, III, Robert L. Scruggs and Joyce W. Scruggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Thomas Trent, Jr. and wife, Laura N. Trent

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. 20 on the Plan of Hillsborough Place, Phases II and III, as of record in Book 5200, page 42 and revised in Book 5200, page 160, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to C & S Associates by deed from James C. McCanless and wife, Barbara Jean Little McCanless of record in Book 6419, page 943, said Register's Office.

This conveyance is made subject to the following exceptions:

1. 1985 taxes not yet due and payable.
2. Restrictive covenants of record in Book 5151, page 50, said Register's Office.
3. Restrictive covenants of record in Book 5240, page 165, as amended in Book 5292, page 134, and re-recorded in Book 5332, page 313, said Register's Office.
4. The recorded plan of record in Book 5200, page 160, said Register's Office, shows an Owner's Certificate, a 20 foot setback line from Jamesborough Place, a 20 foot setback line from the rear lot line and a 5 foot setback line from each side lot line and a 10 foot drainage and utility easement along the rear lot line.

J. I. 4. 6. 5. P

IDENTIF. REFERENCE

JUN 20 1 11 PM '85

FELIX A. ROBINSON JR. REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 4264 Jamesborough Place, Nashville, TN 37215
(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 successors, assigns 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, 1985.

C & S ASSOCIATES, a Tennessee general partnership

BY: Joe Vaulx Crockett, G.P.

BY: Robert L. Scruggs, G.P.

Form 3

STATE OF _____)

COUNTY OF _____)

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ this ___ day of _____, 19___.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joe Vaulx Crockett III and Robert L. Scruggs, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the partner (s) and _____ respectively of the C & S Associates the within named bargainor, a ~~corporation~~ partnership and that (he, they) as such partner (s) and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the ~~corporation~~ partnership by the said Crockett & Scruggs as such partner (s), and attesting the same by the said _____ as such partners.

WITNESS my hand and official seal at office at Nashville, Tennessee on this ___ day of June, 19 85.

My Commission Expires: 10-24-88

_____
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

FROM

C & S ASSOCIATES, a Tennessee general partnership

TO

J. THOMAS TRENT, JR. AND WIFE, LAURA TRENT

~~RETURN TO:~~

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 176,500

J. Thomas Trent, Jr.

Subscribed and sworn to before me this 14 day of June, 1985

My Commission Expires: 10-24-88

_____
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

176500.00- CAMT.
458.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 465.40-
0252A06/20/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

JL4651

IDENTIF. REFERENCE

JUN 20 1 33 PM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

No. 146636