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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
Jean H. Reed	Cameron-Brown	Map 147-8
(NAME)	(NAME)	
104 Lane Wood Court	P. O. Box 18109	Parcel 214
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37211	Raleigh, North Carolina 27619	
(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, Cecil G. Julian, III and wife, Julie L. Julian

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jean H. Reed

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. 39 on the Plan of Section 4, Beverly Heights, of record in Book 5200, page 263, Register's Office for said County.

Said Lot No. 39 fronts 61.22 feet on the southerly margin of Lane Wood Court and extends back 108.22 feet on the easterly line and 72.90 feet on the westerly line to a broken line in the rear, measuring 78.05 feet thereon.

Being the same property conveyed to Cecil G. Julian, III and wife, Julie L. Julian, by deed from W. L. Bainbridge, Inc., of record in Book 5715, page 897, said Register's Office.

Grantee hereby assumes and covenants to perform all the terms and conditions of the obligations set forth in that certain promissory note executed by Cecil G. Julian, III and wife, Julie L. Julian and delivered to Commerce Union Bank in the amount of Thirty-Eight Thousand and No/100 Dollars ($38,000.00), dated February 27, 1981, and that certain deed of trust, securing said promissory note of even date therewith, upon the property conveyed in the deed, which deed of trust is recorded in Book 5715, page 900, in the Davidson County Register of Deeds Office, including, but not limited to, the obligation to repay the debt. Said deed of trust was assigned to Cameron-Brown Company by instrument of record in Book 5726, page 607, said Register's Office.

The above property is conveyed subject to the following:

1. 1985 Metropolitan Government taxes.
2. Restrictive covenants of record in Book 5626, page 220, said Register's Office.
3. The Plan of record in Book 5200, page 263, said Register's Office.

This is unimproved ( ) improved (xx) property, known as 104 Lane Wood Court, Nashville, Tennessee 37211 (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 our hands this 28th day of June, 1985

Cecil G. Julian, III

Julie L. Julian

Form 3

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 Cecil G. Julian, III and wife, Julie L. Julian, 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 28 day of June, 19 85

Commission Expires: 7/2/85

Carol R. Rivers

Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF)

COUNTY OF)

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 purpose 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 ___ day of _____, 19__.

My Commission Expires: _____

_____

Notary Public

WARRANTY DEED

FROM

Cecil G. Julian, III and wife,

Julie L. Julian

TO

Jean H. Read

RETURN TO:

Dearborn & Ewing

ATTORNEYS

NASHVILLE, TENN.

IDENTIF. REFERENCE

JUL 1 10 30 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

J1:72T3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $45,954.37

Jean H. Read

Subscribed and sworn to before me this 28 day of June, 19 85

My Commission Expires: 7/2/85

Carol R. Rivers

Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

45954.37- CAMT.
119.60 CSTAX
.50 RFEE
6.00 WDEED
CHECK 126.10-
3341407/01/85-SAL -.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

JUL 2 1 3

IDENTIF. REFERENCE

JUL 1 10 30 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 149644