THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157
FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES.

Box 8

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Brent P. Close et ux 626 American Road Nashville, TN 37209	Commerce Union Bank P. O. Box 2546 Nashville, Tennessee 37239	90-12 80

BOOK 6650 PAGE 665

WARRANTY DEED

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, Carol A. Shoemaker, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Brent P. Close and wife, Sherrie A. Close, 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. 58 on the plan of Charlotte Park, Section I, of record in Book 2663, pages 2, 3, 4, 5 and 6, Register's Office for said County.

SAID Lot No. 58 fronts 70.0 feet on the northeasterly margin of American Road and extends back 200.0 feet on the northwesterly line and 197.5 feet on the southeasterly line to a dead line in the rear, measuring 69.9 feet thereon.

BEING the same property conveyed to Carol A. Shoemaker, by deed from Tommy Lewis Johnson and wife, Sheila L. Johnson, of record in Book 6368, page 539, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2638, page 490, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Commerce Union Bank of record in Book 6368, page 543, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

This is (~~xx~~)improved property, known as 626 American Road, Nashville, Tennessee 37209.

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 29 day of August, 1985.

WITNESS

Carol A. Shoemaker

STATE OF ~~TENNESSEE~~ ALABAMA
COUNTY OF Montgomery

On this 29 day of August, 1985, before me personally appeared Carol A. Shoemaker, 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 s he executed the same as her free act and deed.

My Commission Expires: 8-14-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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___.

BOOK 6650 PAGE 666

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 58,209.56.

Brent P. Close
Affiant

Subscribed and sworn to before me, this the 3d day of September, 19 85.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
CAROL A. SHOEMAKER

to:

BRENT P. CLOSE ET UX

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Sep 9 11 13 AM '85

IDENTIFICATION REFERENCE

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

dp 3 4 7 6 3

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6650 PAGE 667

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
			58209.56- CAPT. 151.32 CSTAX .50 PRFEE 6.00 WDEED CHECK 157.82- 4934A09/09/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 4 7 6 3

IDENTIFICATION REFERENCE

SEP 9 11 13 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 170715