Box C

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Ira Leroy Strube
8626 Old Charlotte Pike
Pegram, TN. 37143

SEND TAX BILLS TO:
Commerce Union Bank

1 Commerce Pl., Real Estate Div.
Nashville, Tennessee 37239

MAP-PARCEL NUMBERS:
MAP 112-17
PARCEL 03
9D-14910

WARRANTY DEED

BOOK 6767 PAGE 443

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, Don Loving Fowler and wife, Barbara Fowler hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ira Leroy Strube, unmarried 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 described as follows:

BEGINNING at a point in the center of Old Charlotte Pike at the northeasterly corner of the Claudia L. Hobbs Hardin property, said point also being the southeasterly corner of the herein described tract; thence leaving the center of Old Charlotte Pike with Hardin's northerly line N 82 degrees West 246 feet to a point in the line of the property conveyed to Dorris Horner by deed of record in Book 5152, page 659, said Register's Office; thence N 24 degrees 30 minutes East 150 feet to a point; thence S 69 degrees East 222.5 feet to a point in the center of Old Charlotte Pike; thence with said center S 16 degrees W 93.25 feet to the point of beginning.

BEING the same property conveyed to Don Loving Fowler and wife, Laura Dellene Fowler by deed from Roy S. Jones, unmarried, of record in Book 4407, page 413, said Register's Office. Laura Dellene Fowler has since died.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as ~~8626 Old Charlotte Pike, Pegram, TN. 37143~~.

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 ~~17th~~ day of ~~January~~, 19~~86~~.

Barbara Fowler
Barbara Fowler

Don Loving Fowler
Don Loving Fowler

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~

On this 17th day of January, 1986, before me personally appeared Don Loving Fowler and wife, Barbara, 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 they executed the same as their free act and deed.

NOTARY PUBLIC

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6767 PAGE 444

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___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 45,000.00.

Ira Leroy Strube
Affiant

Subscribed and sworn to before me, this the 17th day of January, 1986.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
Don Loving Fowler and wife,
Barbara Fowler

to:
Ira Leroy Strube, unmarried

FELIX Z. MILLER, JR. REGISTER
DAVIDSON COUNTY, TN
98 JAN 22 AM 10 44

IFENTIFI REFERENCE

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

89 0 5 6 8 7

TN 24418

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

45000.00- CAPT.
117.00 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 123.50-
7933A01/20/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.0568

IDENTIFICATION REFERENCE

JAN 22 10 44 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 212641