Box 30

BOOK C771 PAGE 802

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 78000.00

Subscribed and sworn to before me, this the 22 day of January 19 86

Affiant

Notary Public

My commission expires: 3-16-87
(Affix Seal)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Eugene Alderson	COMMERCE UNION BANK
3821 Dunbar Drive	One Commerce Place
STREET ADDRESS Nashville, Tennessee 37207	STREET ADDRESS Nashville, Tennessee 37219
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 059-10-0 parcel 022.00	

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, Buford M. Lee and wife, Doris Meadors Lee

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Eugene Alderson, unmarried

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. 9 on the Plan of Royal Garden Estates, Section 1, of record in Plat Book 3700 at page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Buford M. Lee and wife, Doris Meadors Lee by deed recorded in Book 4544 at page 102, Register's Office for Davidson County, Tennessee.
This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record.

7.21 94

IDENTIFICATION REFERENCE

JAN 28 3 50 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 3821 Dunbar Drive, Nashville, Tennessee 37207

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 22 day of January, 19 86

Buford M. Lee

Doris Meadors Lee

State of Tennessee
County of Davidson

BOOK 6771 PAGE 803

On this 22 day of January, 19 86, before me personally appeared Buford M. Lee and wife, Doris Meadors Lee 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:

3-16-87

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.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY.
NASHVILLE, TN 37219

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

RECEIVED OF _____

FOR _____ BOOK 6771 PAGE 804

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
			70000.00- CONT.	
			202.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 209.30-	
			9502A01/28/06 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7219 4

IDENTIFICATION REFERENCE

JAN 28 3 59 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 214564