WARRANTY DEED

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THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES H. LITTLEJOHN	COMMERCE UNION BANK	Map 144-14
(NAME)	(NAME)	
2121 Chickering Lane	One Commerce Place	Parcel 12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Nashville, Tennessee 37219	F.B. #FH-03515
(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, JOSEPH D. BLACKBURN and wife, JEANNE A. MORAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. LITTLEJOHN and wife, LISA L. LITTLEJOHN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 6 on the Plan of Revision of Lots 1 through 8 on the Plan of Chickering Valley, as of record in Plat Book 2854, page 58, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph D. Blackburn and wife, Jeanne A. Moran by deed from Ernest L. Coburn, Jr. and wife, Janet A. Coburn of record in Book 5484, page 339, said Register's Office.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 2542, page 25; and (3) All matters appearing on the Plan of record in Plat Book 2854, page 58, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated August 6, 1979, in the original principal sum of $78,750.00, payable to Commerce Union Bank in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5484, page 342 said Register's Office.

7.40 46

IDENTIFICATION REFERENCE

FEB 5 8 10 AM '86

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 2121 Chickering Lane, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of January, 19 86

Joseph D. Blackburn
JOSEPH D. BLACKBURN

Jeanne A. Moran
JEANNE A. MORAN

STATE OF TENNESSEE

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COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOSEPH D. BLACKBURN and wife, JEANNE A. HORAN

the bargainor, ____ they ____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that ____ they ____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 19 86.

My commission expires 11/10/89 Notary Public

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, 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 _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 86

MY COMMISSION EXPIRES: 11/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JOSEPH D. BLACKBURN and wife,
JEANNE A. HORAN

TO

JAMES H. LITTLEJOHN and wife,
LISA L. LITTLEJOHN

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 928
Suite 110 The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0928

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
			175000.00- CAMT.	
			455.00 CSTAX	
			.50 PREF.	
			6.00 MDEED	
			CHECK 461.50-	
			2150AC2/05/86 DAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.4046

IDENTIFICATION REFERENCE

FEB 5 8 18 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 216755