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

Box 2 cq

ADDRESS NEW OWNER:
Stephen L. Bair
2200 Chickering Lane
Nashville, TN. 37215

SEND TAX BILLS TO:
Commerce Union Bank

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

MAP-PARCEL NUMBERS:
FH 3240
MAP 144-14
PARCEL 16

WARRANTY DEED

BOOK 6781 PAGE 583

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, Thomas E. Duane and wife, Joan H. Duane hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Stephen L. Bair and wife, Susanne B. Bair 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. 17 on the Plan of Chickering Valley, of record in Book 2331, pages 121, 122 and 123, Register's Office for said County, and being more particularly described according to a boundary survey by John B. Kohl & Company, P.C., dated July 15, 1983, as follows:

BEGINNING at a point in the northeasterly margin of Chickering Lane at the common front corner of Lots Nos. 17 and 19 of said Subdivision; thence leaving the northeasterly margin of Chickering Lane with the common line between said Lots Nos. 17 and 19 N 37 degrees 22 minutes 40 seconds E 220.72 feet to a concrete monument; thence S 47 degrees 13 minutes 42 seconds E 232.99 feet to the northwesterly margin of Chickering Court; thence with said northwesterly margin S 48 degrees 21 minutes 17 seconds W 183.50 feet to a concrete monument; thence around a curve in a northwesterly direction 36.80 feet to a concrete monument in the northeasterly margin of Chickering Lane; thence with said northeasterly margin N 53 degrees 07 minutes 47 seconds W 63.78 feet to a concrete monument and N 53 degrees 07 minutes 47 seconds W 108.00 feet to the point of beginning.

BEING the same property conveyed to Thomas E. Duane and wife, Joan H. Duane by deed from Floyd A. Elliott and wife, Mattie F. Elliott, of record in Book 6091, page 47, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2542, page 25, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 2200 Chickering Lane, Nashville, TN. 37215.

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 11th day of February, 1986.

Joan H. Duane

Joan H. Duane

Thomas E. Duane

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11th day of February, 1986, before me personally appeared Thomas E. Duane and wife, Joan H. Duane, 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 he executed the same as their free act and deed.

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 5781 PAGE 584

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 $ 145,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 11th day of February, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

7.5.5.9.5

IDENTIFICATION REFERENCE

FEB 12 12 16 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
Thomas E. Duane and wife, Joan H. Duane

to:
Stephen L. Bair and wife, Susanne B. Bair

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

TN-3581

8046

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 5781 PAGE 585

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- CAMT.	
			377.00 CSTAX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK	383.50-
			4141A02/12/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7559

IDENTIFICATION REFERENCE

FEB 12 12 16 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 218692