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

ADDRESS NEW OWNER:
Frank Bernard Evers, III
950 Draughon Avenue
Nashville, TN 37204

SEND TAX BILLS TO:
Commerce Union Bank
1 Commerce Pl., Real Estate Div.
Nashville, Tennessee 37239

MAP-PARCEL NUMBERS:
MAP 118-9
PARCEL 221
16DA-6585

WARRANTY DEED

BOOK 6794 PAGE 43

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, Charles Evans Cole and wife, Clarice Smith Cole hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Frank Bernard Evers, III, 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 Lot No. 17 on the plan of Woodmont Boulevard Section of Marengo Park, of record in Book 1130, page 2, Register's Office for said County.

SAID Lot No. 17, which is a corner lot, fronts 159.4 feet on the southerly margin of Draughon Avenue and fronts 136 feet on the westerly margin of Gen. W. B. Bates Drive, said frontages being joined by a curve having a length of 47.5 feet, and extends back 88.2 feet on the southerly line and 150 feet on the westerly line to a point of intersection.

BEING the same property conveyed to Charles Evans Cole and wife, Clarice Smith Cole by deed from Robert W. Anderson and wife, Jo Dorris Anderson, of record in Book 4038, page 180, Register's Office for Davidson County, Tennessee.

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

This instrument is being executed on behalf of Charles Evans Cole and wife, Clarice Smith Cole, also known as Charles E. Cole and Clarice S. Cole, by Helen Hall Golter as their Attorney in Fact pursuant to a Power of Attorney which is being recorded prior to this instrument.

This is (un)improved property, known as 950 Draughon Avenue, Nashville, TN 37204.

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 28th day of February, 1986.

Clarice Smith Cole
BY: Helen Hall Golter, Attorney in Fact

Charles Evans Cole
BY: Helen Hall Golter, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of February, 1986, before me personally appeared Charles Evans Cole and wife, Clarice Smith Cole, 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.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6794 PAGE 44

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 $ 85,000.00.

Frank Bernard Evers, III
Affiant

Subscribed and sworn to before me, this the 28th day of February, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen Hall Golter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Charles Evans Cole and wife, Clarice Smith Cole as their Attorney in Fact, as the free act and deed of the within named Charles Evans Cole and wife, Clarice Smith Cole.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of February, 1986.

_____
Notary Public

My Commission expires: 10-24-88

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Charles Evans Cole and wife,
Clarice Smith Cole

to:
Frank Bernard Evers, III, unmarried

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

TN 24405

BOOK 6794 PAGE 45

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Helen Hall Golter

Affiant Helen Hall Golter

Sworn to and subscribed before me this 28th day of February, 19 86.

Notary Public

My Commission Expires: 10-24-88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

MAR 3 12 58 PM '86

IDENTIFICATION REFERENCE

7.97.20

NOTARY PUBLIC AT LARGE

K CHEC 03/2 . 230.50- 9071

Box

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

RECEIVED OF _____

FOR _____

BOOK 6794 PAGE 46

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
			86060.00- CAMT.	
			221.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	230.50-
907103/03/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9.7.2.0

IDENTIFICATION REFERENCE

MAR 3 12 58 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 223498