Box 8 cg

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

BOOK 6807 PAGE 411

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
David W. Rutledge	Commerce Union Bank	129-10
6686 Clearbrook Drive		69
Nashville, Tennnessee 37205	1 Commerce Pl., Real Estate Div.	8DZ-77020
	Nashville, Tennessee 37239	

WARRANTY DEED

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, Michael E. Collins and wife, Marva K. Collins hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto David W. Rutledge and wife, Dana N. Rutledge 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. 37 on the plan of West Meade Park, Inc., Section One, of record in Book 2900, pages 103 and 104, Register's Office for said County.

SAID Lot No. 37 fronts 142.0 feet on the westerly margin of Clearbrook Drive and extends back 360.0 feet on the northerly line and 359.0 feet on the southerly line to a dead line in the rear, measuring 110.0 feet thereon.

BEING the same property conveyed to Michael E. Collins and wife, Marva K. Collins by deed from George Gianikas and wife, Mary Ellen Gianikas, of record in Book 5430, page 95, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3102, page 381, said Register's Office, and to the matters set forth in the above referenced plan of record.

84205 IDENTIFICATION REFERENCE MAR 19 9 14 AM '86 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is (un)improved property, known as 6686 Clearbrook Drive, Nashville, Tennnessee 37205.

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 14th day of March, 1986

Marva K. Collins
BY: Michael E. Collins, Attorney in Fact

Michael E. Collins

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of March, 1986, before me personally appeared Michael E. Collins and wife, Marva K. Collins, 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 6807 PAGE 442

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___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ _____

The actual consideration or value, whichever is greater, for this transfer is $ 175,000.00.

David W. Rutledge
Affiant

Subscribed and sworn to before me, this the 14th day of March, 19 86.

_____
Notary Public

My Commission Expires: 11-24-88

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 Michael E. Collins, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Marva K. Collins, as her Attorney in Fact, as the free act and deed on the within named Marva K. Collins.

Witness my hand and official seal at Nashville, TN. this the 14th day of March, 1986.

_____
Notary Public

My Commission expires:

11-24-88

WARRANTY DEED

from:
Michael E. Collins and wife, Marva K. Collins

to:
David W. Rutledge and wife, Dana N. Rutledge

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

TN 25742

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.

Affiant/ Michael E. Collins

Sworn to and subscribed before me this 13th day of March, 19 86.

Notary Public

My Commission Expires: 10-24-88

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

RECEIVED OF _____

FOR _____

BOOK 6807 PAGE 444

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 PRFEE	
			9.00 WDEED	
			CHECK	464.50-
4402A03A19/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84205

IDENTIFICATION REFERENCE

MAR 19 9 14 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 228682