Box 8 cg

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

ADDRESS NEW OWNER:
Deborah Jean Stuart
124 38th Ave. No.
Nashville, TN. 37209

MORTGAGEE:
Commerce Union Bank

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

MAP-PARCEL NUMBERS:
MAP 104-1
PARCEL 300
25W-7895

BOOK 6836 PAGE 229

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, Richard L. Owen and wife, Vickie K. Owen

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Deborah Jean Stuart, 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. 124 on the plan of Part of West Grove Subdivision, of record in Book 421, page 109, Register's Office for said County.

SAID Lot No. 124, which is a corner lot, fronts 68 1/2 feet on the easterly margin of 38th Avenue North and fronts 164 1/2 feet on the southerly margin of Nebraska Avenue, formerly Grand Avenue, and extends back 160 feet on the southerly line and 27 1/2 feet with the westerly margin of an alley on the easterly line to a point of intersection.

BEING the same property conveyed to Richard L. Owen and wife, Vickie K. Owen by deed from Early Allbrooks and wife, Linda F. Allbrooks, of record in Book 5315, page 413, 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.

939886

IDENTIFICATION REFERENCE

APR 23 10 34 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 124 38th Ave. No., Nashville, TN. 37209.

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 22nd day of April, 19 86

Vickie K. Owen

Vickie K. Owen

Richard L. Owen

Richard L. Owen

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22nd day of April, 19 86, before me personally appeared Richard L. Owen and wife, Vickie K. Owen, 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.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

BOOK 6836 PAGE 230

STATE OF TENNESSEE
COUNTY OF _____

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 $ 46,000.00.

Deborah Jean Stuart
Affiant

Subscribed and sworn to before me, this the 22nd day of April, 1986.

Christy Wilkins Ivey
Notary Public

My Commission Expires: 11-1-87

WARRANTY DEED

from:
Richard L. Owen and wife, Vickie K. Owen

to:
Deborah Jean Stuart, Unmarried

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

TN 24818

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6836 PAGE 231

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

46000.00- CAMT.
119.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 126.10-
6027A04/23/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93986

IDENTIFICATION REFERENCE

APR 23 10 34 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 240046