Box 8 cc

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

ADDRESS NEW OWNER:
Ronald H. Reed
7924 Saddle Ridge Trace
Nashville, TN. 37221

MORTGAGEE:
Commerce Union Bank

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

MAP-PARCEL NUMBERS:
MAP 127
PARCEL 222
9D-06904

BOOK 6837 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, James M. Gunter and wife, Carolyn S. Gunter hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ronald H. Reed and wife, Linda Y. Reed 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. 32 on the Plan of Saddle Ridge, Section 2, of record in Book 5200, page 366 and 367, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point on the western margin of Saddle Ridge Trace, said point being a common corner with Lot 33; thence running south along the margin of Saddle Ridge Trace, a distance of 110.0 feet to a point; thence continuing along said margin N 9 degrees 36 minutes 53 seconds W a distance of 118.91 feet to a point; thence continuing thru said point around a curve to the right, said curve having a radius of 204.15 feet, continuing around said curve having a distance of 208.10 feet to a point, thence westwardly 3.99 feet to a point; thence N 22 degrees 24 minutes 27 seconds W a distance of 159.75 feet to a point; thence N 31 degrees 33 minutes 20 seconds W, a distance of 78.48 feet to a point; thence N 48 degrees 28 minutes 40 seconds W, a distance of 103.25 feet to a point, said point being a common corner with Lot No. 33; thence along the common boundary with Lot No. 33 S 54 degrees 28 minutes 41 seconds W, a distance of 223.74 feet to a point, said point being the point of beginning.

BEING the same property conveyed to James M. Gunter by deed from Willie K. Davis and wife, Barbara T. Davis, of record in Book 6618, page 466, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5660, page 823 and Book 5686, page 550, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 7924 Saddle Ridge Trace, Nashville, TN. 37221.

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, 1986.

Carolyn S. Gunter
Carolyn S. Gunter

James M. Gunter
James M. Gunter

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22nd day of April, 1986, before me personally appeared James M. Gunter and wife, Carolyn S. Gunter 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 they executed the same as their free act and deed.

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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___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 155,000.00.

Linda Y. Reed
Affiant

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

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC
STATE OF TENNESSEE
LARGE

WARRANTY DEED

from:
mes M. Gunter

to:
nald H. Reed and wife, Linda Y.
ed

PERCY WILKINS, JR.
and
HRISTY WILKINS IVEY

Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
ille, Tennessee 37215-0157

TN 24887

IDENTIFICATION REFERENCE

APR 24 10 43 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

9 4 3 5 9

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

RECEIVED OF _____

FOR _____

BOOK 6837 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
			403.00	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 409.50-
6485			04/24/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94359

IDENTIFICATION REFERENCE

APR 24 10 43 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 240497