THIS INSTRUMENT PREPARED BY:
STEWART , BLACK & UNDERHILL,
ATTORNEYS AT LAW
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

Mail

BOOK 6912 PAGE 621

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOAN C. BOYD (NAME)	COMMERCE UNION BANK (NAME)	MAP 51-10-A
1538 LEWIS ROAD (STREET ADDRESS OR ROUTE NUMBER)	ONE COMMERCE PLACE (STREET ADDRESS)	PARCEL 118
MADISON, TN 37115 (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TN 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of .....TEN AND NO/100.....
.....($10.00)..... *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which are hereby acknowledged, we

OAKLAND COMMONS, a TENNESSEE PARTNERSHIP, composed of C. W. TIDWELL, JAMES B. HARDY, JOE BARR, JR., and BOYD H. PARSONS, JR., hereinafter referred to as GRANTORS,

.....

have this day bargained and sold, and do hereby transfer and convey unto the said JOAN C. BOYD, a single person, hereinafter referred to as GRANTEE.....
.....her..... *(successors), heirs and assigns, certain real estate in Davidson County Tennessee, as follows*

Being Unit and Lot No. 1538 on the Plat of Oakland Trace P.U.D. of record in Book 6250, page 906, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a part of the same property conveyed to Oakland Commons, a Tennessee partnership, composed of C. W. Tidwell, James B. Hardy, Joe Barr, Jr., and Boyd H. Parsons, Jr., by deed of record in Book 6638, page 890, said Register's Office.

This conveyance is subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 6840, page 637; the By-Laws, undertakings, provisions, requirements, restrictions, easements, rights and interest, burdens and assessments of the Oakland Trace Homeowner's Association, of record in Book 6840, page 647, and the Articles of

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 72,250.00

Subscribed and sworn to before me, this the 30 day of June 19 86

Affiant Joan C. Boyd

My commission expires 11-2-89 (Affix Seal) Notary Public Dawn L. Montgomery

This is improved (X) unimproved ( ) property, known as 1538 Lewis Road, Madison, Tn 37115
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her ..... *(successors), heirs and assigns forever* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her ..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 30th *day of* June 19 86 *the corporate party if any, having caused its name to be signed hereto by the duly authorized officers on said day and date*

OAKLAND COMMONS, A TENNESSEE PARTNERSHIP

BY: C. W. TIDWELL

BY: BOYD H. PARSONS, JR.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... , a Notary Public in and for said County and State, ...
.....
.....
the within named bargainor ....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purpose therein contained.

Witness my hand and official seal at ..... Tennessee, this ..... day of ....., 19 .....

..... Notary Public

Commission expires .....

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN
JUL 10 8 52 AM '86
INCENTIFF PEEFERENCE
0818

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... a Notary Public of the State and County aforesaid, personally appeared .....,
with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be .....
..... of the .....
the within named bargainor, a corporation, and that ..... he as such .....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in .....,
this ..... day of ....., 19 .....

..... Notary Public

Commission expires .....

(continued)

Incorporation, of record in Book 6563, page 611, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 6537, page 774, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, theundersigned, of the State and County aforesaid, personally appeared BOYD H. PARSONS, JR., AND C.W. TIDWELL, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be partners of Oakland Ommons, the within named bargainors, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by BOYD H. PARSONS, JR., and C. W. TIDWELL, as partners.

WITNESS my hand and seal this the 30th day of June, 1986.

Notary Public
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

WARRANTY DEED

FROM

TO

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

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

RECEIVED OF _____

FOR _____

BOOK 6912 PAGE 623

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

71250.00- CONT.
190.16 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 205.66-
5249A07/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 8 6 0 5 3

IDENTIFICATION REFERENCE

JUL 10 8 52 AM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 268661