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

ADDRESS NEW OWNER:
Susan A. Shands
4225 Harding Rd. #307
Nashville, TN. 37205

MORTGAGEE:
Commerce Union Bank
1 Commerce Pl., Real Estate Div.
Nashville, Tennessee 37239

MAP-PARCEL NUMBERS:
MAP 103-16C
PARCEL 307
7DA-79525

WARRANTY DEED

BOOK 6949 PAGE 263

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, Evelyn R. Dickenson, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Susan A. Shands, 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:

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 307 on the plan of Wellington Arms, A Condominium Development, of record in Book 5200, page 316, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Evelyn R. Dickenson by deed from C.R.C. Equities, Inc. of record in Book 5758, page 945, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5721, page 241, Book 5740, page 897, said Register's Office.

THIS instrument is being executed on behalf of Evelyn R. Dickenson, also known as Evelyn Ring Dickenson, by Suzanne D. Swensson as her Attorney in Fact pursuant to a Power of Attorney which is being recorded prior to this instrument.

31671

IDENTIFICATION

Aug 14 9 39 AM '86

This is (un)improved property, known as 4225 Harding Rd. #307, Nashville, TN. 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 12th day of August, 19 86

Evelyn R. Dickenson
Evelyn R. Dickenson
BY: Suzanne D. Swensson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of August, 19 86 before me personally appeared Evelyn R. Dickenson, 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 her free act and deed.

My Commission Expires: _____

Notary Public

BOOK 6949 PAGE 264

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 $ 53,500.00.

Susan A. Shands
Affiant

Subscribed and sworn to before me, this the 12th day of August, 19 86.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Noatry Public, in and for said County and State, the within named Suzanne D. Swensson, 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 Evelyn R. Dickenson, also known as Evelyn Ring Dickenson, as her Attorne in Fact, as the free act and deed of the within named Evelyn R. Dickenson.

Witness my hand and official seal at Nashville, TN. this the 12th day of August, 1986.

Christy Wilkins Ivey
Notary Public

My Commission expires:

11-1-87

WARRANTY DEED

from:
Evelyn R. Dickenson

to:
Susan A. Shands, unmarried

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

TN 25486

BOOK 6949 PAGE 265

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.

Suzanne D. Swensson

Affiant / Suzanne D. Swensson

Sworn to and subscribed before me this 12th day of August, 19 86.

Notary Public

My Commission Expires: 11-1-87

NOTARY PUBLIC AT LARGE STATE OF TE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6949 PAGE 266

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
			5350[illegible] 0= CONT.	
			149.00 CSTAX	
			.50 PREF	
			5.00 [illegible]	
			CHECK	159.30-
08/04/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31671

IDENTIFICATION REFERENCE

AUG 14 9 39 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 283163