Box 8/t1

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

ADDRESS NEW OWNER:
John B. Bear
235 Lauderdale Road
Nashville, TN 37205

MORTGAGEE:
Commerce Union Bank

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

MAP-PARCEL NUMBERS:
MAP 103-12
PARCEL 82
26W-4010

WARRANTY DEED

BOOK 6951 PAGE 680

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,

Dean E. Brenner and wife, Merle J. Brenner

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John B. Bear and wife, Marina C. Bear

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. 19 of Block "I" on the Map of Cherokee Park, Second Section, of record in Book 547, pages 175 and 176, Register's Office for said County.

SAID Lot No. 19 fronts 60.00 feet on the westerly margin of Lauderdale Road and extends back 163.00 feet on the northerly line and 120.66 feet on the southerly line to a dead line in the rear, measuring 118.00 feet thereon.

Being the same property conveyed to Dean E. Brenner and wife, Merle J. Brenner by deed from David E. Mills, Jr., unmarried and Marge Miller Mills, unmarried of record in Book 5790, page 717, 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.

This instrument is executed on behalf of Dean E. Brenner by Merle J. Brenner as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

This is (un)improved property, known as 235 Lauderdale Road, 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 15th day of August, 19 86

Merle J. Brenner
Merle J. Brenner

Dean E. Brenner
Dean E. Brenner by: Merle J. Brenner, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of August, 19 86, before me personally appeared Merle J. Brenner, 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 she executed the same as her free act and deed.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

BOOK 6951 PAGE 681

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 $ 186,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 15th day of August, 1986.

_____
Notary Public

My Commission Expires: 11-1-87

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 Merle J. Brenner 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 Dean E. Brenner as his Attorney in Fact as the free act and deed of the within named Dean E. Brenner.

Witness my hand and official seal at Nashville, Tennessee, the 15th day of August, 1986.

_____
Notary Public

My Commission Expires: 11-1-87

WARRANTY DEED

from:
Dean E. Brenner and wife, Merle J. Brenner

to:
John B. Bear and wife, Marina C. Bear

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

BOOK 6951 PAGE 682

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.

Merle J. Brenner

Affiant Merle J. Brenner

Sworn to and subscribed before me this 15th day of August, 19 86.

Christy Wilkins Perry

Notary Public

My Commission Expires: 11-1-87

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

32501

IDENTIFICATION REFERENCE

AUG 18 9 58 AM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6951 PAGE 683

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

1868[illegible].00- CAPT.
520.00 CSTAX
.50 PRFEE
9.00 MDEED
CHECK 530.30-
1082AUG/18/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32501

IDENTIFICATION REFERENCE

Aug 18 9 58 AM '86

FELIX Z. WILSON ET REGISTER
DAVIDSON COUNTY, TN

No. 284142