THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
P. O. Box 2868
Nashville, Tennessee 37219

BOOK 6965 PAGE 421

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL #:
Charles P. Youngren and wife, Tamra Youngren 312 Canberra Court Hermitage, Tenn. 37076	Commerce Union Bank P. O. Box 2546 Nashville, TN 37219	Map 97-8 Parcel 39 Field Book #4D-16117

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MURREY M. HARMAN, JR. and wife, MARSHA M. HARMAN, have bargained and sold and by these presents do transfer and convey unto the said CHARLES P. YOUNGREN and wife, TAMRA YOUNGREN, their heirs and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 230 on the Plan of Lake Park Subdivision, Section 6, of record in Book 4885, page 176, Register's Office for said county, to which reference is here made for a more complete description.

Being the same property conveyed to Murrey M. Harman, Jr. and wife, Marsha M. Harman, by Deed from James H. McDonald, Jr. and wife, Joan K. McDonald, of record in Book 5897, page 698, Register's Office of Davidson County, Tennessee.

This is improved real property known as 312 Canberra Court, Hermitage, Tennessee 37076.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said CHARLES P. YOUNGREN and wife, TAMRA YOUNGREN, their heirs and assigns forever.

We do covenant with the said CHARLES P. YOUNGREN and wife, TAMRA YOUNGREN, that we are lawfully seized and possessed of said land in fee simple and have good right to convey it and the same is unencumbered, except as set forth herein. This conveyance is subject to the following matters:

1. Matters set forth on the Plat of Lake Park Subdivision, Section 6, of record in Book 4885, page 176, Register's Office of Davidson County, Tennessee.

2. Restrictive Covenants of record in Book 5057, page 431, Register's Office for Davidson County, Tennessee.

3. Davidson County property taxes for 1986, prorated to date of closing and assumed by the Grantees.

And we further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title to said land to the said CHARLES P. YOUNGREN and wife, TAMRA YOUNGREN, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hand this 29 day of August, 1986.

Murrey M. Harman Jr. By Marsha M. Harman Atty in Fact
MURREY M. HARMAN, JR.

Marsha M. Harman
MARSHA M. HARMAN

5511
37.2 31
IDENTIFICATION REFERENCE
SEP 2 10 44 AM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for the County and State aforesaid, the within named MARSHA M. HARMAN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument on behalf of MURREY M. HARMAN, JR., as his attorney-in-fact, as the free act and deed of the within named MURREY M. HARMAN, JR.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of August, 1986.

_____
NOTARY PUBLIC

My Commission Expires: 7/18/87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named and MARSHA M. HARMAN, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of August, 1986.

_____
NOTARY PUBLIC

My Commission Expires: 7/18/87

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $88,500.00.

Charles P. Youngren
CHARLES P. YOUNGREN

Subscribed and sworn to before me this 29th day of August, 1986.

_____
NOTARY PUBLIC

My Commission Expires: _____

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6965 PAGE 423

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
			88500.00 CONT.	
			247.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	254.30
			651*A09/02/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37231

IDENTIFICATION REFERENCE

SEP 2 10 44 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 289443