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SEP 12 10 10 AM '86

4156

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

WARRANTY DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO MORTGAGEE:	MAP/PARCEL #
Ward W. Weakley and wife, Lesley D. Weakley 2648 Mossdale Drive Nashville, TN 37217	Commerce Union Bank P. O. Box 2546 Nashville, TN 37219	Map 135-16 Parcel 23

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, CLEVELAND A. HAGER and wife, PHYLLIS B. HAGER, do hereby transfer and convey unto WARD W. WEAKLEY and wife, LESLEY D. WEAKLEY, certain property in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 582 on the Plan of Edge-O-Lake Estates, Section 13, of record in Book 4175, page 33, Register's Office for said county to which reference is here made.

Being the same property conveyed to Cleveland A. Hager and wife, Phyllis B. Hager, by Deed from Charles W. Kite and wife, Christine M. Kite, of record in Book 6235, page 82, said Register's Office.

This is improved real property known as 2648 Mossdale Drive, Nashville, Tennessee 37217.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said WARD W. WEAKLEY and wife, LESLEY D. WEAKLEY, their heirs, successors and assigns forever.

The undersigned covenants with the said WARD W. WEAKLEY and wife, LESLEY D. WEAKLEY, that they are lawfully seized and possessed of said real property in fee simple and have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1986 which are prorated to date of closing and assumed by the Grantees.

2. Restrictive Covenants of Record in Book 4268, page 302, Register's Office of Davidson County, Tennessee.

3. Matters set forth on the Plan of Edge-O-Lake Estates, Section 13, of record in Book 4175, page 33, Register's Office for said county.

The undersigned do further covenant and bind themselves and their heirs, successors and assigns to warrant and forever defend the title to said land to the said WARD W. WEAKLEY and wife, LESLEY D. WEAKLEY, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 11th day of September, 1986.

Cleveland A. Hager
CLEVELAND A. HAGER

Phyllis B. Hager
PHYLLIS B. HAGER

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said State and County, the within named CLEVELAND A. HAGER and PHYLLIS B. HAGER, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11 day of September, 1986.

_____
NOTARY PUBLIC

My Commission Expires: 7/16/87

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $78,500.00.

_____
WARD W. WEAKLEY

Sworn to and subscribed before me this 11 day of September, 1986.

_____
NOTARY PUBLIC

My Commission Expires: 7/16/87

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

RECEIVED OF _____

FOR _____

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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

78500 CO CAMT
219.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 226.30
1357A09/12/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41519

IDENTIFICATION REFERENCE

SEP 12 10 10 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 294188