THIS INSTRUMENT PREPARED BY:
LARRY R. WILLIAMS, ATTORNEY
P. O. Box 2868
Nashville, Tennessee 37219

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WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL #
Thomas W. Tucker 3217 Crislynndale Drive Nashville, Tenn. 37207	Commerce Union Bank P. O. Box 2546 Nashville, Tenn. 37219	Map 50-15 Parcel 093

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, MAE RUTH SANDERS, an unmarried woman, and LUCY B. TUCKER, an unmarried woman, do hereby transfer and convey unto THOMAS W. TUCKER, an unmarried man, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 558 on the Plan of Parkwood Estates, Section III, as of record in Book 3300, page 31, Register's Office for Davidson County, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Mae Ruth Sanders and Lucy B. Tucker, by Deed from Eddie W. Staggs and wife, Iris F. Staggs of record in Book 5992, page 847, Register's Office for Davidson County, Tennessee

This is improved real property known as 3217 Crislyndale Drive, Nashville, Tennessee 37207.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said THOMAS W. TUCKER, his heirs, successors and assigns forever.

The undersigned covenant with the said THOMAS W. TUCKER, 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 Grantee.

2. Restrictive Covenants recorded in Book 3313, page 402, as amended in Book 3616, page 269, Register's Office of Davidson County, Tennessee.

3. All matters set forth on the Plan of Section III, Parkwood Estates, of record in Book 3300, page 31, Register's Office of Davidson 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 THOMAS W. TUCKER, his 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 16th day of September, 1986.

Mae Ruth Sanders
MAE RUTH SANDERS

Lucy B. Tucker
LUCY B. TUCKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Connie Conkwright, a Notary Public in and for said State and County, the within named MAE RUTH SANDERS and LUCY B. TUCKER, 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 26th day of September, 1986.

Connie Conkwright
NOTARY PUBLIC

My Commission Expires: 10/24/88

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $55,000.00.

AFFIANT

Sworn to and subscribed before me this 26th day of September, 1986.

Connie Conkwright
NOTARY PUBLIC

My Commission Expires: 10/24/88

4.8.1 8.3

IDENTIFICATION REFERENCE

Oct 1 12 06 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

STOCK 0- CANT.
154.00 CSTAX
.50 PRFE
6.00 MORTG
CHECK 160.50-
B002A10/01/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4818.3

IDENTIFICATION REFERENCE

Oct 1 12 06 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 301541