BOOK 7000 PAGE 659 File Box No. 34

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$79,700.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October 19 86

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 325 PLUS PARK BOULEVARD, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary R. Shaffer (NAME)	Commerce Union Bank (NAME)	Map 162-2
712 Yoest Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Parcel 230 p/o
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bluegrass Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary R. Shaffer and wife, Deborah L. Shaffer

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 96 on the Plan of Whittemore Valley, Section 5, of record in Book 6250, page 904, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING Part of the same property conveyed to Bluegrass Homes, Inc. by deed from B & P Developments, a partnership composed of Frank C. Batson and David H. Parker, of record in Book 6886, page 109, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants in Book 6243, page 80, said Register's Office, and all other easements and setback lines as shown on the recorded plat.

49641

IDENTIFICATION REFERENCE

Oct 6 10 15 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 712 Yoest Circle (House Number) (Street) Antioch, TN 37013 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 1st day of October, 19 86

BLUEGRASS HOMES, INC.

BY: Billy J. Tisdale, President

Neal Turner, Secretary

STATE OF TENNESSEE }

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Billy J. Tisdale and Neal Turner (his oath) with whom I am personally acquainted and who upon (their several oaths) acknowledged (himself) (themselves) to be the President and Secretary respectively of the Bluegrass Homes, Inc. the within named bargainor, a corporation, and that (he) as such President and Secretary (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Billy J. Tisdale as such President, and attesting the same by the said Neal Turner as such Secretary.

Witness my hand and official seal at office at Brentwood, TN on this the 24th day of October, 1986.

My commission expires 11/8/86

_____
Notary Public

WARRANTY DEED

FROM

BLUEGRASS HOMES, INC.

TO

Gary R. SHAFFER AND WIFE,

DEBORAH J. SHAFFER

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

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

79700.00- CAMT.
223.16 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 229.66
0622A10/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 9 6 4 1

IDENTIFICATION REFERENCE

Oct 6 10 15 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 303133