THIS INSTRUMENT PREPARED BY:
STEWART , BLACK & UNDERHILL
ATTORNEYS AT LAW
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

BOOK 7031 PAGE 700

ADDRESS NEW OWNER(S):	MORTGAGEE:	MAP AND PARCEL NOS.
MONICA J. HUFFMAN and MYRA K. HUFFMAN 1542-A LEWIS ROAD MADISON, TENNESSEE 37115	COMMERCE UNION BANK ONE COMMERCE PLACE NASHVILLE, TENNESSEE 37219	MAP 51-10 PARCEL 42 11D-17815

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) , cash in hand paid, and other good and valuable considerations, receipt and sufficiency of which are hereby acknowledged, OAKLAND COMMONS, a Tennessee Partnership composed of C. W. Tidwell, James B. Hardy, Joe Barr, Jr., and Boyd H. Parsons, Jr., hereinafter referred to as " GRANTOR(S) ", have this day bargained and sold, and by these presents does hereby transfer and convey unto the said MONICA J. HUFFMAN and MYRA K. HUFFMAN hereinafter referred to as " GRANTEE(S) ", their heirs and assigns, certain real estate in Davidson County, Tennessee being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as 1542-A Lewis Rd. Madison, Tennessee 37115.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) their heirs and assigns forever, and we covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized and possessed of the "Property" in fee simple, and have a good right to convey it, and that the same is unencumbered except as set forth on Exhibit "B" attached hereto and incorporated herewith.

Grantor(s) further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the "Property" to Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 31st day of Oct., 1986.

OAKLAND COMMONS, A TENNESSEE PARTNERSHIP

By: _____
C. W. TIDWELL

By: _____
BOYD H. PARSONS, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge, information and belief,. the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 65,400.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Monica J. Huffman
AFFIANT

Subscribed and sworn to befor me this the 31st day of October ,1986.

Diana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appears C. W. TIDWELL and BOYD H. PARSONS, JR., with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be partners of Oakland Commons, a Tennessee Partnership, the within named bargainor, a partnersip, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by C. W. TIDWELL and BOTD H. PARSONS, JR., as partners.

WITNESS my hand and official seal at Madison, Tennessee, this the 31st day of October , 1986.

Diana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A "

Being Unit No. 1542-A on the Plat of Oakland Trace P.U.D. of record in Book 6250, page 906, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Oakland Commons, a Tennessee Partnership composed of C. W. Tidwell, James B. Hardy, Joe barr, Jr., and Boyd H. Parson, Jr., of record in Book 6638, page 890, said Register's Office.

" EXHIBIT B "

This conveyance is subject to the Declaration of Covenants, Conditions and Restrictions of record in BOok 6840, page 637; the By-Laws, undertakings, provisions, requirements, restrictions, easements, rights and interest, burdens and assessments of the Oakland Trace Homeowner's Association, of record in Book 6840, page 647, and the Articles of Incorporation, of record in Book 6563, page 611, Register's Office for Davidson County, Tennessee, and Storm Water Dentention Agreement of record in Book 6537, page 774, said Register's Office. Taxes for the year 1986, have been prorated between Grantors and Grantees.

60355

IDENTIFICATION REFERENCE

Nov 5 12 55 PM '86

RELA Z WILSON CLERK 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

65400.00- CASH
183.12 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 195.62-
2709A1 11/05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60355

IDENTIFICATION REFERENCE

NOV 5 12 55 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 08769