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62177

IDENTIFICATION REFERENCE

Nov 11 12 28 PM '86

FELIX Z. LIEBERMAN REGISTER
DAVIDSON COUNTY, TN

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

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO MORTGAGEE:	MAP & PARCEL #
John E. Quinn and wife, Scottie F. Quinn 632 Royal Oaks Place Nashville, TN 37205	Commerce Union Bank P. O. Box 2546 Nashville, TN 372L9	Map - 130-3 Par 71 In

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, WILLIAM DAVID BARTHOLOMEW, does hereby transfer and convey unto JOHN E. QUINN and wife, SCOTTIE F. QUINN as tenants by the entirety, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 18 on the Map of Resubdivision of Royal Oaks, Section "A", of record in Book 1424, Page 55, said Register's Office, to which reference is here made.

BEING the same property conveyed to William David Bartholomew by deeds of record in Book 5937, Page 558, and in Book 6767, Page 758, said Register's Office. Caroline M. Bartholomew, wife of William David Bartholomew joins in this conveyance for purpose of conveying all her rights by virtue of the marital relationship.

This is improved real property known as 632 Royal Oaks Place, Nashville, Tennessee 37205.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said JOHN E. QUINN and wife, SCOTTIE F. QUINN, their heirs, successors and assigns forever.

The undersigned covenants with the said JOHN E. QUINN and wife, SCOTTIE F. QUINN, that he is lawfully seized and possessed of said real property in fee simple; has a good right to convey it and the same is unencumbered, except for:

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

2. Plan of record in Book 1424, Page 55, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 1847, Page 143, Register's Office for Davidson County, Tennessee.

The undersigned does further covenant and bind himself and his heirs, successors and assigns to warrant and forever defend the title to said land to the said JOHN E. QUINN and wife, SCOTTIE F. QUINN, 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 10th day of November, 1986.

William David Bartholomew

WILLIAM DAVID BARTHOLOMEW

Caroline Bartholomew

CAROLINE M. BARTHOLOMEW

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 WILLIAM DAVID BARTHOLOMEW and wife, CAROLINE M. BARTHOLOMEW 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 10th day of November, 1986.

Connie Conkwright

NOTARY PUBLIC

My Commission Expires: 10/24/88

NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $187,000.00.

John E. Quinn

Sworn to and subscribed before me this 10th day of November, 1986.

Connie Conkwright

NOTARY PUBLIC

My Commission Expires: 10/24/88

NOTARY PUBLIC DAVIDSON COUNTY

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
			187000.00- CAPT.	
			523.60 CSTAX	
			.50 PRFEE	
			6.00 MOSTD	
			CHECK	530.10-
			4756A11/11/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62177

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Nov 11 12 28 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 10765