file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Teresa M. Gallagher
621 Watsonwood Drive
Nashville, TN. 37211

MORTGAGEE:
Commerce Union Bank
1 Commerce Pl., Real Estate Div.
Nashville, Tennessee 37239

MAP-PARCEL NUMBERS:
147-10-131
6DU-66525

WARRANTY DEED BOOK 7042 PAGE 769

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Pete Lunati and wife, Barbara Lunati

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Teresa M. Gallagher, unmarried

hereinafter called the Grantee, Grantee's 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. 329 on the plan of Whispering Hills, Section 2-A, of record in Book 2331, page 132, Register's Office for said County.

SAID Lot No. 329 fronts 110 feet on the southwesterly margin of Watsonwood Drive and extends back 216.2 feet on the southeasterly line and 227.5 feet on the northwesterly line to a broken line in the rear, measuring 126 feet thereon.

Being the same property conveyed to Pete Lunati and wife, Barbara Lunati by deed from Floyd T. Sittloh and wife, Regina H. Sittloh of record in Book 5187, page 135, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2542, page 505, said Register's Office, and to the matters set forth in the above referenced plan of record.

6 4 2 5 4.
IDENTIFICATION REFERENCE
Nov 18 10 18 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (an) improved property known as 621 Watsonwood Drive, Nashville, TN. 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 14th day of November, 19 86

Barbara Lunati

Barbara Lunati

Pete Lunati

Pete Lunati

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of November, 19 86 before me personally appeared Pete Lunati and wife, Barbara Lunati, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7042 PAGE 770

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 59,900.00.

Teresa M. Gallagher
Affiant

Subscribed and sworn to before me, this the 14th day of November, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:
Pete Lunati and wife, Barbara Lunati

to:
Teresa M. Gallagher, unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-25785

file box 8/jcb

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

RECEIVED OF _____

FOR _____

BOOK 7042 PAGE 771

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
			59000.00- CAMT.	
			167.72 CSTAX	
			.50 PRFEE	
			6.00 WDFEE	
			CHECK	174.22-
7130A		11/18/86	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64254

IDENTIFICATION REFERENCE

Nov 18 10 18 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 13072