This instrument prepared by:
BERRY & OGLESBY, ATTORNEYS, 125 THIRD AVENUE NORTH, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:
COMMERCE UNION BANK
ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37219

NAME OF MORTGAGEE:
COMMERCE UNION BANK
ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNERS:
CHARLES DAVID SMITH
965 GRAYBAR LANE
NASHVILLE, TENNESSEE 37204

MAP 118, GROUP 13, PARCEL 68

FOR AND IN CONSIDERATION OF THE SUM OF NINETY ONE THOUSAND ($91,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, WE, MICHAEL A. COCHRANE AND WIFE, RITA C. COCHRANE, have this day bargained and sold and do hereby transfer and convey unto CHARLES DAVID SMITH AND WIFE, NANCY L. SMITH, their heirs and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 21 on the plan of Yearwood Subdivision of record in Book 1424, page 48, Register's Office for said County.

Said Lot No. 21 fronts 80 feet on the northerly margin of Graybar Lane and extends back 195 feet on the easterly line and 196 feet on the westerly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Michael A. Cochrane and wife, Rita C. Cochrane by deed from Wilie T. Cato and wife, Maxine W. Cato of record in Book 6536, page 172, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Charles David Smith and wife, Nancy L. Smith, their heirs and assigns, forever.

AND GRANTORS COVENANT with the said Charles David Smith and wife, Nancy L. Smith, that they are lawfully seized and possessed of said land, in fee simple, have a good right to convey it, and that it is unencumbered, except as follows:

1. The Plan of record in Book 1424, page 48, said Register's Office shows an Owner's Certificate, a 40 ft. minimum building setback line from Graybar Lane; and a 10 ft. easement for public utility and drainage purposes along the rear line of said lot.

2. Restrictive covenants contained in instrument of record in Book 1471, page 207, Register's Office for said County.

AND GRANTORS FURTHER COVENANT and bind themselves, their heirs and assigns, to warrant and forever defend the title to said property, to the said Charles David Smith and wife, Nancy L. Smith, their heirs and assigns, against the lawful claims of all persons, whomsoever.

11/20 251.35 SHELBY

8425

Witness our hands on this the 20 day of November, 1986.

Michael A. Cochrane
MICHAEL A. COCHRANE

Rita C. Cochrane
RITA C. COCHRANE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Michael A. Cochrane and wife, Rita C. Cochrane, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 20 day of November, 1986.

(SEAL)

Cynthia M. Beard
Notary Public

My Commission Expires:

Feb. 11, 1990

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $91,000.00.

Ronda David Smith

Sworn to and subscribed to before me, on this the 20 day of November, 1986.

(SEAL)

Cynthia M. Beard

My Commission Expires:

Feb. 11, 1990

65398

IDENTIFICATION REFERENCE

Nov 20 | 34 PM '86

FELIX Z. WILSON ET REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7045 PAGE 884

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

910 .10- CAIT
254.00 CSTAX
.50 PRFE
6.00 MDE
CHECK 261.30-
B42GA1 /20/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65398

IDENTIFICATION REFERENCE

Nov 20 1 34 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 14334