Box 8/tl

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

ADDRESS NEW OWNER:
Terry Lee Hill
226 Carden Avenue
Nashville, TN. 37205

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

MAP-PARCEL NUMBERS:
MAP 104-13
PARCEL 43.00
26W-08700

WARRANTY DEED

BOOK 7048 PAGE 854

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, James T. Kelley and wife, Donna F. Kelley hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Terry Lee Hill and wife, Mary V. Hill 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 the southerly 15 feet of Lot No. 53 and the northerly 45 feet of Lot No. 54 on the plan of Bransford Realty Company's Subdivision of certain lots in Whitland Realty Company's Subdivision of record in Book 547, page 53, Register's Office for said County.

SAID part of Lots Nos. 53 and 54 together fronts 60 feet on the easterly margin of Carden Avenue and extends back between parallel line a distance of 210 feet to a dead line in the rear.

Being the same property conveyed to James T. Kelley and wife, Donna F. Kelley by deed from Iroquois Partnership, a Tennessee partnership consisting of Carole C. Rose and Vicki H. Bartholomew of record in Book 6489, page 797, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

6 6 4 2 6
IDENTIF. REFERENCE
Nov 24 12 39 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 226 Carden Avenue, Nashville, TN. 37205.

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 21st day of November, 19 86.

Donna F. Kelley

James T. Kelley

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of November, 19 86 before me personally appeared James T. Kelley and wife, Donna F. Kelley, 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.

9574

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7048 PAGE 855

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 $ 151,000.00.

Terry Lee Hill
Affiant

Subscribed and sworn to before me, this the 21st day of November, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

WARRANTY DEED

from:

James T. Kelley and wife, Donna F. Kelley

to:

Terry Lee Hill and wife, Mary V. Hill

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

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

RECEIVED OF _____

FOR _____

BOOK 7048 PAGE 856

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

15:08[illegible] CONV.
423.80 CSTAX
.50 PRFE
6.00 WDE
CHECK 429.30-
9074A1 11/24/86 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66426

IDENTIFICATION REFERENCE

Nov 24 12 39 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No15452