File Book-Car

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY BOOK 7052 PAGE 513

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. Mark Carver	Commerce Union Bank	Part of Map
(NAME) #10, 937 Russell St.	P. O. Box 2546 (NAME)	82-16;
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tn. 37206	(STREET ADDRESS) Nashville, Tennessee 37219	Parcel 428
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Aeby Construction Corporation, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. Mark Carver

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Unit No. 205 of Russell Street Commons II Condominium created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6928, page 645, and amended in Book 7049, page 202, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit B to the Amendment to said Master Deed, of record in Book 7049, page 202, said Register's Office. Reference is hereby made to the Plat of Russell Street Commons II, of record in Book 6900, page 89, as corrected in Book 7049, page 201, said Register's Office, for a more complete identification and description of said Unit. Said Russell Street Commons II also being shown as Lot No. 2 on the Plat of Aeby Subdivision III, of record in Book 6250, page 574, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Aeby Construction Corporation, a Tennessee corporation by quitclaim deed from Victor G. Aeby, individually and doing business as Aeby Properties, a proprietorship, of record in Book 6674, page 237, Register's Office for said County.

The above property is conveyed subject to the following;

1. Terms, conditions, easements, rights and liens as set forth in the Master Deed for Russell Street Commons I Condominium, and the By-Laws appended thereto, of record in Book 6928, page 645, as amended in Book 7049, page 202, said Register's Office.
2. All matters as shown on the Plat of Russell Street Commons II Condominium, of record in Book 6900, page 89, as corrected in Book 7049, page 201, said Register's Office.
3. All matters as shown on the Plat of Aeby Subdivision III, of record in Book 6250, page 574, said Register's Office.
4. Charter of Russell Street Commons I Homeowners Association, of record in Book 6928, page 697, as amended in Book 7049, page 202, said Register's Office.

This is unimproved ( ) improved (X) property, known as Unit 205, 937 Russell Street, Nashville, TN 37206
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 26th day of November, 1986

AEBY CONSTRUCTION CORPORATION

BY: Victor G. Aeby Pres.

Victor G. Aeby, President

Form 3

STATE OF _____)

COUNTY OF _____)

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____ the bargainor _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ this ____ day of _____, 19__.

Commission Expires: _____

Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned _____, a Notary Public within and for the State and County aforesaid, personally appeared Victor G. Aeby, with whom I am personally acquainted and who upon (his oath, ~~XXXXXXXXXX~~ acknowledged (himself, ~~XXXX~~themselves) to be the President respectively of the Aeby Construction Corporation the within named bargainor, a corporation, and that (he, ~~XXX~~ as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Victor G. Aeby as such President. ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~, and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at Nashville, Tennessee on this 26 day of Nov., 1986

My Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

WARRANTY DEED

FROM
Aeby Construction Corporation,

a Tennessee corporation

TO
C. Mark Carver

67544

IDENTIFICATION REFERENCE

Nov 26 3 23 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 86,905.00

C. Mark Carver

Subscribed and sworn to before me this 26 day of Nov., 1986

My Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

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

06906.10- BASE
.240 ST BSMT
.50 PRFE
6.00 MDE
CHECK 849.30

06508 /30/86 BAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67544

IDENTIFICATION REFERENCE

Nov 26 3 23 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 16701