Box 8 cg

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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Christopher E. Clabough	Commerce Union Bank	MAP 132-05
4303 Gray Oaks Drive		PARCEL 78
Nashville, TN. 37204	1 Commerce Pl., Real Estate Div.	16DA-17187
	Nashville, Tennessee 37239	

WARRANTY DEED

BOOK 7056 PAGE 498

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, Hattie M. Koerner, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Christopher E. Clabough and wife, Patricia J. Clabough 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. 24 on the plan of Glendale Park, Section 2, of record in Book 1130, page 61, Register's Office for said County.

SAID Lot No. 24 fronts 110 feet on the westerly margin of Gray Oaks Drive and extends back 187.8 feet on the northerly line and 204.3 feet on the southerly line to a dead line in the rear, measuring 111.05 feet thereon.

Being the same property conveyed to Uda H. Koerner and wife, Hattie M. Koerner by deed from George Robert Williams, Jr., and wife, Mary T. Williams of record in Book 4216, page 493, and re-recorded in Book 4221, page 19, both in said Register's Office. Uda H. Koerner died on April 5, 1986, leaving Hattie M. Koerner sole owner as surviving tenant by the entireties.

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

This is (~~un~~)improved property, known as 4303 Gray Oaks Drive, Nashville, TN. 37204.

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 ~~26th~~ day of ~~November~~, 19~~86~~.

Hattie M. Koerner

Hattie M. Koerner

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of November, 19 86, before me personally appeared Hattie M. Koerner, unmarried, 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 her free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7056 PAGE 499

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 $ 95,000.00.

Patricia J. Clabough
Affiant

Subscribed and sworn to before me, this the 26th day of November, 1986.

My Commission Expires: 10-24-88

Notary Public

98 DEC 2 AM 8:11
FELIX Z. WILKINS, JR. REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

23989

WARRANTY DEED

from:
Hattie M. Koerner, unmarried

to:
Christopher E. Clabough and wife,
Patricia J. Clabough

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

TN 26843

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

RECEIVED OF _____

FOR _____

BOOK 7056 PAGE 500

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

[illegible] .00-
[illegible] CO TX .50
[illegible] MO TX 6.00
[illegible] CHECK 272.50-
[illegible] BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68632

IDENTIFICATION REFERENCE

Dec 2 11 58 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 17884