Prepared by: Webster & Estes, P.C.
First American Center
Nashville, TN 37238

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Barbara P. Gross 4656 Tara Drive Nashville, TN 37215	Barbara P. Gross 4656 Tara Drive Nashville, TN 37215	FH09968

FOR AND IN CONSIDERATION of One Hundred Seventy Thousand Dollars ($170,000.00) the receipt of which is hereby acknowledged, Commerce Union Bank, Successor Trustee under Agreement with Ellen F. Stempfel for Laurence Howard, has this day bargained and sold, and does hereby sell, transfer and convey unto Barbara P. Gross and her successors and assigns, all its right, title and interest in and to the following described tract of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 238 on the Plan of Section 11 Tynewood Estates, of record in Book 2900, pages 89 and 90, Register's Office for said County.

Said Lot No. 238 fronts 247.1 feet on the easterly side of Tara Drive and runs back 219.3 feet on the northerly line and 207 feet on the southerly line to a dead line in the rear, which is a broken line, measuring 281 feet.

Being the same property conveyed to Commerce Union Bank, successor Trustee under Agreement with Ellen F. Stempfel for Laurence Howard, by deed from Geraldine D. Sumner of record in Deed Book 5051, page 189, Register's Office for Davidson County, Tennessee.

This is improved property known as 4656 Tara Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the above described real estate together with all improvements situated thereon and appurtenances thereunto belonging unto the said Barbara P. Gross and her heirs and assigns, in fee simple forever.

The Grantor covenants with the said grantee that it is lawfully seized and possessed of the above described real estate; that it has a good and lawful right to sell and convey the same and that the same is unencumbered except:

1. Taxes for 1986 are unpaid but will be paid by the Grantor.
2. Taxes for 1987 are unpaid but have been prorated as of February 1, 1987 and will be paid by the Grantees when due.
3. Subject to restrictive covenants of record in Book 3069, page 566 and those restrictions and easements shown on the plat book.
4. Said property is conveyed subject to such other limitations, restrictions, and encumbrances as may affect the premises.

The Grantor binds itself and its representatives to forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Witness my hand this 4th day of December, 1986, the corporate party having caused its name to be signed hereto by its duly authorized officers on said day and date.

COMMERCE UNION BANK, SUCCESSOR TRUSTEE U/A WITH ELLEN F. STEMPFEL FOR LAURENCE HOWARD

By: Kirk Scobey
Kirk Scobey, Senior Vice President and Trust Officer

By: Steven A. Goodman
Steven A. Goodman, Asst. Vice President and Trust Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $170,000.00.

Barbara P. Gross
Barbara P. Gross, Affiant

Subscribed and sworn to before me, this the 4th day of December, 1986.

Tommye C. Estes
Notary Public

My commission expires:
9-13-88

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Tommy C. Estes, a Notary Public of the State and County aforesaid, KIRK SCOBEY, Senior Vice President and Trust Officer, personally appeared, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Senior Vice President and Trust Officer of the within named bargainor, a corporation, and that he as such Senior Vice President and Trust Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Senior Vice President and Trust Officer.

WITNESS my hand and seal, at Nashville, Tennessee, this 4th day of December, 1986.

Tommy C. Estes
Notary Public

My commission expires:
9-13-88

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Tommy C. Estes, a Notary Public of the State and County aforesaid, STEVEN A. GOODMAN, Assistant Vice President and Trust Officer, personally appeared, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Assistant Vice President and Trust Officer of the within named bargainor, a corporation, and that he as such Assistant Vice President and Trust Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Assistant Vice President and Trust Officer.

WITNESS my hand and seal, at Nashville, Tennessee, this 4th day of December, 1986.

Tommy C. Estes
Notary Public

My commission expires:
9-13-88

69840

IDENTIFICATION REFERENCE

DEC 4 3 38 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7060 PAGE 53

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

170 [illegible] 0- CAMT.
476.00 CSTTX
.50 PRFE
9.00 WDE
CHECK 485.50-
350[illegible] 12/04/86 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6984 0.

IDENTIFI REFERENCE

DEC 4 3 38 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 19309