file box 8/jcb

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

ADDRESS NEW OWNER:
Lawrence E. Schwartz
204 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 52
26W-08635

WARRANTY DEED BOOK 7061 PAGE 932

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, Jack Deaver Norton and wife, Emily H. Norton hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Lawrence E. Schwartz and wife, Jean M. Schwartz 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. 18 on the plan of Bransford Realty Co's Subdivision of certain lots in Whitland Realty Co's Subdivision, of record in Book 547, page 53, Register's Office for said County.

SAID Lot No. 18 fronts 60 feet on the easterly margin of Carden Avenue and extends back between parallel lines 200 feet to a dead line in the rear.

Being the same property conveyed to Margaret Jeanette Smith by deed of record in Book 911, page 504, said Register's Office. Margaret Jeanette Smith died leaving Jane Smith Norton as her only heir-at-law. Jane Smith Norton conveyed said property to Jane Smith Norton and husband, James O. Norton by deed of record in Book 3311, page 605, said Register' Office. James O. Norton has since died. Jane Smith Norton died subsequently and devised said property to Jack Deaver Norton by Will of record in Will Book 139, page 194, in the Davidson County Probate Court Clerk's Office and of record in Book 7041, page 979, in the 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.

This is (un)improved property, known as 204 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 5th day of December, 19 86

Emily H. Norton

Jack Deaver Norton

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5th day of December, 19 86, before me personally appeared Jack Deaver Norton and Emily H. Norton, 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 they executed the same as ~~their~~ free act and deed.

My Commission Expires: Nov 4 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7061 PAGE 983

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 $ 118,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 5th day of December, 1986.

My Commission Expires: Nov 1, 1987

_____
Notary Public

WARRANTY DEED

from:
Jack Deaver Norton and
wife, Emily H. Norton

to:
Lawrence E. Schwartz and wife, Jean
M. Schwartz

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN
PAUL A. WILKINS, REGISTER
Dec 8 9 54 AM '86

IDENTIFICATION REFERENCE

7 0 4 4 1

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

TN-25018

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

RECEIVED OF _____

FOR _____

BOOK 7061 PAGE 984

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

1:80CC.00- MAINT.
330.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 336.90-:
4186A12/08/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7044

IDENTIFICATION REFERENCE

DEC 8 9 54 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 19975