Fill in

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:
Douglas B. McInnis 7132 Bay Cove Trail Nashville, TN 37221	Commerce Union Bank 1 Commerce Pl., Real Estate Div. Nashville, Tennessee 37239	MAP 114-12 PARCEL 70 9D-79091

WARRANTY DEED. BOOK 7062 PAGE 47

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, William Linn, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Douglas B. McInnis and wife, Helen C. McInnis 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. 65 on the plan of Southampton, Phase 4, of record in Book 6250, page 565, Register's Office for said County.

SAID Lot No. 65 fronts 90.04 feet on the broken southerly margin of Bay Cove Trail and extends back 168.99 feet on the easterly line and 170.00 feet on the westerly line to a dead line in the rear, measuring 109.72 feet thereon.

Being the same property conveyed to William Linn by deed from Joseph L. Lackey, Jr.,Trustee with full power to sell or transfer of record in Book 6856, page 508, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6120, page 450, Book 6231, page 63, Book 6624, page 569, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of William Linn by Doris Linn as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

This is (un)improved property, known as 7132 Bay Cove Trail, Nashville, TN 37221.

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 24th day of November, 19 86.

William Linn by: Doris Linn, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _____ free act and deed.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 119,500.00

Douglas B. McInnis
Affiant

Subscribed and sworn to before me, this the 24th day of November, 1986.

Notary Public

My Commission Expires: 10-24-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Doris Linn with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of William Linn as his Attorney in Fact as the free act and deed of the within named William Linn.

Witness my hand and official seal at Nashville, Tennessee, the 24th day of November, 1986

Notary Public

My Commission Expires: 10-24-88

WARRANTY DEED

from:
William Linn, unmarried

to:
Douglas B. McInnis and wife, Helen C. McInnis

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

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant Doris Linn

Sworn to and subscribed before me this 24th day of November, 19 86.

Notary Public

My Commission Expires: 10-24-88

NOTARY PUBLIC AT LARGE TENNESSEE

IDENTIFICATION REFERENCE

70473

DEC 8 10 10 AM '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 7062 PAGE 50

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
			1,950.00-	CAPT.
			334.60	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	344.10-
42108		12/08/86	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70473.

IDENTIFT. REFERENCE

Dec 8 10 11 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 20007