DEC 9 10 15 AM '86
IRVIN F. WILSON, REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 71121

THIS INSTRUMENT PREPARED BY:
Williams & Smith, Attorneys
P. O. Box 2868
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO MORTGAGEE:	MAP/PARCEL #
Edward L. Hiland and wife, Sue J. Hiland 1612 Tynewood Drive Nashville, Tenn. 37215	Commerce Union Bank P. O. Box 2546 Nashville, TN 37219	Map 131-13 Parcel 35

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, GAIL WALLER and DIANE WALLER, individually and as Co-Executrixes of the estate of Geneva C. Waller, deceased, do hereby transfer and convey unto EDWARD L. HILAND and wife, SUE J. HILAND, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 269 on the Plan of Tynewood Estates, Section 2, as of record in Book 2900, pages 89 and 90, Register's Office for said county, more particularly described as follows:

Beginning at a point in the westerly margin of Skymont Drive, the common front corner of Lot No. 269 and 270; thence along the line between said lots westwardly 398.0 feet to a monument, the common rear corner of Lot No. 269 and 270; thence southwardly along the rear line of Lot No. 269, 313.6 feet to a monument in the northerly margin of Tynewood Drive; thence eastwardly along the northerly margin of Tynewood Drive 241.7 feet to a monument, the beginning of a curve; thence around said curve northeastwardly 37.2 feet to a monument in the westerly margin of Skymont Drive; thence northwardly along the westerly margin of Skymont Drive 223.8 feet to the point of beginning.

Being the same property conveyed to Beryl V. Waller and wife, Geneva C. Waller, by Deed of record in Book 4152, page 238, Register's Office of Davidson County, Tennessee, the said Beryl V. Waller having first died vesting all interest in said property in his surviving spouse, Geneva C. Waller, and the said Geneva C. Waller having died on June 15, 1984 being survived by her two daughters, Gail Waller and Diane Waller, the Grantors herein who are also Co-Executrixes of the estate of Geneva C. Waller by Order of the Probate Court of Davidson County, Tennessee, said Order being of record in Minute Book 292, page 2, Probate Court Clerk's Office of Davidson County, Tennessee.

The undersigned RONALD F. MILLS, husband of DIANE WALLER, enters into this transaction for the sole purpose of conveying any interest he may have in the herein described property by virtue of his marital relationship.

This is improved real property known as 1612 Tynewood Drive, Nashville, Tennessee 37215.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said EDWARD L. HILAND and wife, SUE J. HILAND, their heirs, successors and assigns forever.

The undersigned covenants with the said EDWARD L. HILAND and wife, SUE J. HILAND, that they are lawfully seized and possessed

of said real property in fee simple and have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1986 which are prorated to date of closing and assumed by the Grantees.

2. Restrictive covenants of record in Book ____, page ____, Register's Office of Davidson County, Tennessee.

3. Matters set forth on the Plat of Tynewood Estates Subdivision, Section 2, as of record in Book 2900, pages 89 and 90, Register's Office of Davidson County, Tennessee.

The undersigned do further covenant and bind themselves and their heirs, successors and assigns to warrant and forever defend the title to said land to the said EDWARD L. HILAND and wife, SUE J. HILAND, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 8 day of December, 1986.

Diane Waller

DIANE WALLER, Individually and as Co-Executrix of the Estate of Geneva C. Waller

IN WITNESS WHEREOF, the undersigned has executed this instrument this 4th day of December, 1986.

Gail Waller

GAIL WALLER, Individually and as Co-Executrix of the Estate of Geneva C. Waller

Executed this 8th day of December, 1986.

Ronald F. Mills

RONALD F. MILLS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [signature], a Notary Public in and for said State and County, the within named DIANE WALLER, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8 day of December, 1986.

[signature]

NOTARY PUBLIC
My Commission Expires: 2-28-87

STATE OF ILLINOIS)
COUNTY OF Cook)

Personally appeared before me, Ellen Schield Krukrach, a Notary Public in and for said State and County, the within named GAIL WALLER, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Chicago, Illinois this 4th day of December, 1986.

Ellen Schield Krukrach

NOTARY PUBLIC
My Commission Expires: My Commission Expires Mar. 12, 1990

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Judy M. Butler, a Notary Public in and for said State and County, the within named RONALD F. MILLS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of December, 1986.

Judy M. Butler
NOTARY PUBLIC
My Commission Expires: 9/27/89

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $185,000.00

Edward L. Hiland
EDWARD L. HILAND

Sworn to and subscribed before me this 8 day of December, 1986.

Tracy A. Walker
NOTARY PUBLIC
My Commission Expires: 7/18/90

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

RECEIVED OF _____

FOR _____

BOOK 7063 PAGE 730

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

105000.00- CAMT.
510.00 CSTAX
.50 PRFE
9.00 WDE D
CHECK 527.50-
4958A12/09/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 1 1 2 1

IDENTIFICATION REFERENCE

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 20736