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:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Charles B. Ross	Commerce Union Bank	146-04-0-061
4715 Richmar Court	1 Commerce Pl., Real Estate Div.	6DU-22960
Nashville, TN 37211	Nashville, TN 37239	

WARRANTY DEED

BOOK 7067 PAGE 241

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, Elaine McHugh, now known as Elaine McHugh Rogers, Earl Gibbs and Syble N. Gibbs, as tenants in common hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Charles B. Ross and wife, Mary A. Ross 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. 762 on the plan of Section Twelve, Caldwell Hall, of record in Book 3300, page 57, Register's Office for said County.

SAID Lot No. 762 fronts 45.38 feet on the easterly margin of Richmar Court and extends back 147.4 feet on the northerly line and 161.0 feet on the southerly line to a broken line in the rear, measuring 241.3 feet thereon.

Being the same property conveyed to Elaine McHugh and Earl Gibbs and wife, Syble N. Gibbs by deed from William A Taylor and wife, Peggy O. Taylor of record in Book 6061, page 38, said Register's Office. Earl Gibbs have since created an estate of tenants in common by Quitclaim Deed of record in Book 6603, page 915, said Register's Office.

The property herein conveyed is subject to restrictive covenants of record in Book 3376, page 234, said Register's Office, and to the matters set forth in the above referenced plan of record.

72387

IDENTIFICATION REFERENCE

Dec 12 10 12 AM '86

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

This is (~~NOT~~) improved property, known as 4715 Richmar Court, Nashville, TN 37211.

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 10th day of December, 19 86.

Elaine McHugh Rogers

Earl Gibbs

Syble N. Gibbs

STATE OF TENNESSEE
COUNTY OF Davidson

On this 10th day of December, 19 86, before me personally appeared Elaine McHugh Rogers, Earl Gibbs and Syble N. Gibbs, 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.

NOTARY PUBLIC AT LARGE

My

P

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___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 89,000.00.

Charles B. Ross
Affiant

Subscribed and sworn to before me, this the 10th day of December, 1986.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

from:

Elaine McHugh, now known as Elaine McHugh Rogers, Earl Gibbs and Syble N. Gibbs

to:

Charles B. Ross and wife, Mary A. Ross

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

TN-26030

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

RECEIVED OF _____

FOR _____

BOOK 7067 PAGE 243

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

090[illegible].34 CAPT.
249.50 REGTAX
.50 PRFE
6.00 MRE
CHECK 256.34
04172 12/12/86 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 2 3 8 7

IDENTIFICATION REFERENCE

Dec 12 10 12 AM '86

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

No. 22215