BOOK 7068 PAGE 701 Box 8 cg

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

ADDRESS NEW OWNER:
Jeffrey R. Beals
210 Mayfair Road
Nashville, TN. 37205

MORTGAGEE:
Commerce Union Bank

1 Commerce Pl., Real Estate Div.
Nashville, Tennessee 37239

MAP-PARCEL NUMBERS:
MAP 103-12
PARCEL 178
26W 03320

WARRANTY DEED

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, Doris Tenzel Fleischer and husband Gerald Fleischer hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jeffrey R. Beals and wife, Lisa Baker 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. 6, Block "F" on the plan of Cherokee Park, of record in Book 547, pages 169 & 170, Register's Office for said County.

SAID Lot No. 6, Block"F", which is a corner lot, fronts 120 feet on the easterly margin of Mayfair Road and fronts 150 feet on the southerly margin of Lauderdale Road, said frontages being joined by a curve having a length of 88 feet, and extends back 105.10 feet on the easterly line and 102.58 feet on the southerly line to a point of intersection.

Being the same property conveyed to Doris Tenzel Fleischer by deed from Pauline Tenzel, a widow of record in Book 3458, page 523, 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.

72880

IDENTIFICATION REFERENCE

DEC 15 10 52 AM '86

PAULA WILKINS REGISTER DAVIDSON COUNTY TN

This is (un)improved property, known as 210 Mayfair Road, 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 11th day of December, 19 86

Gerald Fleischer

Doris Tenzel Fleischer

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11th day of December, 19 86 before me personally appeared Doris Tenzel Fleischer and Gerald Fleischer, 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 their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: March 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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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 $ 195,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 11th day of December, 1986.

My Commission Expires: 11-1-87

_____
Notary Public

WARRANTY DEED

from:
Doris Tenzel Fleischer and
Gerald Fleischer

to:
Jeffrey R. Beals and wife, Lisa
Baker

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

TN 25905

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

RECEIVED OF _____

FOR _____

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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

195000.00- CONT.
546.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 552.50-
C9820 12/15/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72880

IDENTIFICATION REFERENCE

DEC 15 10 52 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 22777