#5499
File Box #38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 7072 PAGE 841

Mortgagee: Commerce Union Bank

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FREDERICK W. STEPHENSON (NAME)	New Owners (NAME)	Map 117-6
201 Haverford Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 109
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 7DA-24265

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, PEIRCE M. ROSS and EVELINA P. ROSS wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FREDERIC W. STEPHENSON and PAMELA M. STEPHENSON wife,

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the westerly 35 feet of the southerly part of Lot No. 21 and the easterly 100 feet of the southerly part of Lot No. 22 on the Plat of Hillsboro Heights, not of record, described as follows:

Beginning on the southerly margin of Hampton Avenue at a point 200 feet east of the center line of 23rd Avenue, South, said point being the northeast corner of the property conveyed to Earnest L. Young and wife, by deed from Loiette Hampton Hume, et al, of record in Book 1058, page 82, said Register's Office; thence with Young's easterly line southwardly 340 feet, more or less, to the northerly line of Lot No. 36; thence eastwardly with the northerly lines of Lots Nos. 36 and 37, 135 feet to the southwest corner of the property conveyed to J. W. McMillen by deed from Loiette Hume et al, of record in Book 1081, page 606, said Register's Office; thence with said McMillen's westerly line, northwardly 340 feet, more or less, to the southerly margin of Hampton Avenue; thence with said Avenue, westwardly 135 feet to the point of beginning.

Being the same property conveyed to Peirce M. Ross and wife, Evelina P. Ross by deed from Kirkland W. Todd, Jr. and wife, Adrienne H. Todd of record in Book 2922, page 311, said Register's Office.

74095

IDENTIFICATION REFERENCE

Dec 17 4 08 PM '86

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 2209 Hampton Avenue, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of December, 1986

Peirce M. Ross

PEIRCE M. ROSS

Evelina P. Ross

EVELINA P. ROSS

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PEIRCE M. ROSS and wife, EVELINA P. ROSS

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of December, 1986.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 1986.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

PEIRCE M. ROSS and wife,
EVELINA P. ROSS

TO

FREDERICK W. STEPHENSON and
wife, PAMELA M. STEPHENSON

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____

BOOK 7072 PAGE 843

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
			205850.00- CONT.	
			790.00 CSTAX	
			.50 PRFE	
			6.00 WDE	
			CHECK 804.50-	
			8807212/ 7768 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74095

IDENTIFICATION REFERENCE

Dec 17 4 08 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No24119