Fele Box 6
Car

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY BOOK 7087 PAGE 293

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ken McLaughlin	SAME	Map 93-14
(NAME)	(NAME)	Parcel 216
623-7th Avenue South		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tn. 37203		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, ~~WE~~ Commerce Union Bank as Executor and Trustee as set forth in the Last Will and Testament of Louie M. Phillips, deceased, of record in Will Book 153, page 787, Probate Court for Davidson County, Tennessee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ken McLaughlin HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 63 and the northerly 10 feet of Lot No. 64, on the Plan of O. Ewing's Addition to Nashville, of record in Book 21, page 120, Register's Office for said County.

Said Lot No. 63 and the northerly part of Lot No. 64 front together 60 feet on the westerly side of Seventh Avenue South, formerly Stevenson Avenue, and runs back between parallel lines, with the southerly margin of an alley, 160 feet to an alley in the rear.

Being the same property conveyed to Louie Phillips by County Court Clerk's Deed from Jno. B. Cobb, as County Court Clerk, of record in Book 2744, page 105, Register's Office for Davidson County, Tennessee, and vested in Commerce Union Bank as Executor and Trustee as set forth in the Last Will and Testament of Louie M. Phillips, deceased, of record in Will Book 153, page 787, Probate Court for Davidson County, Tennessee.

7.7.97.6

IDENTIFI REFERENCE

Dec 30 4 35 PM '86

FELIX J. WILSON JR REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 623-7th Avenue, South, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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.

Witness its hand this 30th day of December, 1986

ATTEST: Joe Wade
T.O.&V.P.

BY:

COMMERCE UNION BANK, EXECUTOR AND TRUSTEE

BY: Charles J. Vacca
Senior Vice President

Form 3

STATE OF _____)

COUNTY OF _____)

BOOK 7087 PAGE 23[illegible]

Personally appeared before me _____, a Notary Public in and for said County and State, the within named the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

Commission Expires: _____

Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Sharon P. Bobo, a Notary Public within and for the State and County aforesaid, personally appeared Charles J. Vacca and Joe Dick, with whom I am personally acquainted and who upon this oath their several oaths) acknowledged themself, themselves to be the Senior Vice Pres and Trust Officer respectively of the Commerce Union Bank, Executor and Trustee the within named bargainor, a corporation, and that the they as such Vice Pres. and Trust Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Charles J. Vacca as such Senior V.P., and attesting the same by the said Joe Dick as such Vice President

WITNESS my hand and official seal at office at Nashville, Tennessee on this 30 day of Dec., 1986

My Commission Expires: 7-10-90

Sharon P. Bobo
Notary Public

WARRANTY DEED

FROM
Commerce Union Bank as Executor and Trustee as set forth in the Last Will and Testament of Louie M. Phillips, deceased, of record in Will Book 153, page 787, Probate Court for Davidson County, Tennessee

TO
Ken McLaughlin

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 180,000.00

Subscribed and sworn to before me this 30 day of Dec., 1986

My Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 7087 PAGE 295

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

100 .00- CERT
504.00 CONV
.50 MTAX
.50- STAX
.50 RFEE
6.00 MISC
CHK 510.00

DO NOT SIGN THIS RECEIPT

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.9.7.6

IDENTIFICATION REFERENCE

Dec 30 4 35 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No 28337