BOOK 7088 PAGE 303

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

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Rob Reid Hood and wife, Kathleen Moore Hood 245 Lauderdale Drive Nashville, Tenn. 37205	Commerce Union Bank P. O. Box 2546 Nashville, Tenn. 37219	Map 103-12 Parcel 86

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, STEPHEN RUSSELL JOHNSTON and SUSAN H. JOHNSTON, have bargained and sold and by these presents do transfer and convey unto the said ROB REID HOOD and wife, KATHLEEN MOORE HOOD, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the easterly 7-1/2 feet of Lot No. 23, all of Lot No. 24 and the westerly 25 feet of Lot No. 25, Block "I" on the Plan of Cherokee Park, Section 2, of record in Book 547, pages 175 and 176, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Stephen Russell Johnston and wife, Susan H. Johnston, by Deed from Hiel D. Bollenger, a widower, of record in Book 5225, page 64, Register's Office for Davidson County, Tennessee.

This is improved real property known as 245 Lauderdale Drive, Nashville, Tennessee 37205.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said ROB REID HOOD and wife, KATHLEEN MOORE HOOD, their heirs and assigns forever.

We do covenant with the said ROB REID HOOD and wife, KATHLEEN MOORE HOOD, that we are lawfully seized and possessed of said land in fee simple and have 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. Limited Power of Attorney from Stephen Russell Johnston to Owen C. Finley of record in Book 7022, page 49, Register's Office of Davidson County, Tennessee.

3. The matters set forth on the Plan of Cherokee Park, Section 2, Block "I", of record in Book 547, pages 175 and 176, Register's Office for Davidson County, Tennessee.

And we further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title to said land to the said ROB REID HOOD and wife, KATHLEEN MOORE HOOD, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 30 day of December, 1986.

STEPHEN RUSSELL JOHNSTON

SUSAN H. JOHNSTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Diane L. Rust, a Notary Public in and for said County and State, the within named STEPHEN RUSSELL JOHNSTON and SUSAN H. JOHNSTON, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 1986.

Diane L. Rust
NOTARY PUBLIC

My Commission Expires: 10/24/88

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $144,000.00.

Kathleen Hood

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

Diane L. Rust
NOTARY PUBLIC

My Commission Expires: 10/24/88

78240

IDENTIFICATION REFERENCE

Dec 31 9 48 AM '86

PEGGY Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 7088 PAGE 305

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

WD .50 STATE
408.00 COUNTY
.50
6.00
PUR X 409.00
3870618/31/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78240

IDENTIFICATION REFERENCE

Dec 31 9 48 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28743