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:
Gregory G. McNair
3106 Woodlawn Drive
Nashville, TN. 37215

MORTGAGEE:
Commerce Union Bank

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

MAP-PARCEL NUMBERS:
MAP 117-1
PARCEL 36
7DA 03955

WARRANTY DEED

BOOK 7092 PAGE 332

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, Terry A. Hemmings and wife, Jane W. Hemmings hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Gregory G. McNair and wife, Ann R. McNair 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 the 7th Civil District of Davidson County, Tennessee, being Lot No. 4, on the plan of Clark and Dunlap's Property on Woodlawn Drive, not of record and described according to a survey made by T. R. Sanford, Surveyor, April 4, 1969, as follows:

BEGINNING on the northerly margin of Woodlawn Drive, 223.6 feet east of the easterly line of the property conveyed to William A. Beasley Jr., by deed from Mollie Glennon, et al, as of record in Book 3194, page 187, being the corner of Lots Nos. 4 and 5; thence with the line between said two lots, north 0 degrees 09 minutes east 347.9 feet to an iron pin; thence south 88 degrees 0 minutes east 112 feet to an iron pin in the corner of Lots Nos. 3 and 4; thence with the line between said two lots, south 0 degrees 09 minutes west, 345 feet to the northerly margin of Woodlawn Drive; thence with said Drive, north 89 feet 27 minutes west 112.05 feet to the beginning.

Being the same property conveyed to Terry A. Hemmings and wife, Jane W. Hemmings by deed from Merrill Lynch Relocation Management Inc., a California Corporation of record in Book 6371, page 947, 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.

This is (un)improved property, known as 3106 Woodlawn Drive, Nashville, TN. 37215.

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 29th day of December, 19 86.

Jane W. Hemmings

Terry A. Hemmings

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of December, 19 86, before me personally appeared Terry A. Hemmings and wife, Jane W. Hemmings, 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.

My Commission Expires: Jan 4 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7092 PAGE 333

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 $ 152,000.00.

Gregory G. McNair
Affiant

Subscribed and sworn to before me, this the 29th day of December, 1986.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
Terry A. Hemmings and wife, Jane W. Hemmings

to:
Gregory G. McNair and wife, Ann R. McNair

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
TN 26105

FILED & RECORDED
DAVIDSON COUNTY, TN
'86 DEC 31 6 37 PM

TENANT REFERENCE

79067

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

RECEIVED OF _____

FOR _____

BOOK 7092 PAGE 334

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

1520.[illegible] D- CAMT.
425.60 STAX
.50 PRFE
6.00 MISC
CHECK 432.10-
394.512/31/86 CAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79079

IDENTIFICATION REFERENCE

DEC 31 6 37 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29609