Box 8/tl

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

ADDRESS NEW OWNER:
Jerry W. Carnes
5025 Hillsboro Road, #21-K
Nashville, TN. 37215

MORTGAGEE:
Commerce Union Bank

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

MAP-PARCEL NUMBERS:
MAP 131-1-D
PARCEL 185C0
7DA-76384

WARRANTY DEED BOOK 7096 PAGE 893

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, Sharon Regen, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jerry W. Carnes and wife, Martha D. Carnes 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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 185, also known as Apartment 21-K on the plan of Georgetown Apartment, of record in Book 5200, page 4, Register's Office for said County, and to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Sharon Regen by deed from William H. Vinacke, unmarried of record in Book 5398, page 643, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 5211, page 325, Book 5211, page 348 and amended in Book 5616, page 133, Book 6079, page 516, said Register's Office, and to the matters set forth in the above referenced plan of record.

80400

IDENTIFI REFERENCE

JAN 6 10 39 AM '87

REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 5025 Hillsboro Road, #21-K, 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 15th day of December, 1986.

Sharon Regen
Sharon Regen

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of December, 1986, before me personally appeared Sharon Regen, unmarried, 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 she executed the same as her free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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 $ 68,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 15th day of December, 1986.

My Commission Expires: Nov 1, 1987

_____
Notary Public

WARRANTY DEED

from:
Sharon Regen, unmarried

to:
Jerry W. Carnes and wife, Martha D. Carnes

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

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

RECEIVED OF _____

FOR _____

BOOK 7096 PAGE 895

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

[illegible] CAMT.
[illegible] CSTAX
.50 PRFE
6.00 [illegible]
[illegible] 196.90
[illegible] .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80400

IDENTIFICATION REFERENCE

JAN 6 10 39 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No31097