This Instrument Prepared By:
BONE, LANGFORD & ARMISTEAD
A Professional Law Corporation
Vanderbilt Plaza, Suite 900
2100 West End Avenue
Nashville, Tennessee 37203

WARRANTY DEED

Address New Owner(s) As Follows:	Mortgagee:	Map Parcel Numbers:
Commerce Union Bank Special Assets Department	Lomas & Nettleton Co.	60-16-198
Tenth Floor One Commerce Place	175 Orange St.	60-16-205
Nashville, Tennessee 37219	New Haven, Connecticut 06510	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, we, Gary Wayne Page, an unmarried person, and Deborah Marie Page, an unmarried person ("Grantors"), have bargained and sold and do hereby transfer and convey unto Commerce Union Bank ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Being Lot 31 on the Resubdivision of Lots 26 through 37, inclusive, and Parcel "A" of Section 1, Shepardwood Subdivision, of record in Book 4350, page 118, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Gary W. Page and wife, Deborah Marie Page, by deed from Carla A. Hills, Secretary of Housing and Urban Development, of record in Book 5023, page 346, Register's Office for Davidson County, Tennessee, and being the same property vested in Gary Wayne Page and Deborah Marie Page as tenants in common, by Final Decree No. 83D-331 of record in Minute Book 130B, page 1073, Fourth Circuit Court for Davidson County, Tennessee.

This is improved property known as 2728 Oakwood Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple; that they have good right to sell and convey the same; and that the same is unencumbered, except for a Deed of Trust Note in the original principal amount of $17,000 to Lomas and Nettleton Company secured by a Deed of Trust of record in Book 5023, page 348, Register's Office for

Davidson County, Tennessee, which Grantor agrees to assume, and 1986 real property taxes.

AND Grantors do further covenant and bind themselves their heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 13 day of December, 1986.

Gary Wayne Page
GARY WAYNE PAGE, an unmarried person

Deborah Marie Page
DEBORAH MARIE PAGE, an unmarried person

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is 32,000.

Mark H. Gregory
AFFIANT

Subscribed and sworn to before me, this 13 day of December, 1986.

Susan Jackson
NOTARY PUBLIC

My commission expires:

4/17/88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Jemice C. Cheatham, a Notary Public in and for said County and State, Gary Wayne Page, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of December, 1986.

Jemice C Cheatham
NOTARY PUBLIC

My commission expires:

September 26 1989

IDENTIFICATION REFERENCE
JAN 29 PM '87
80570

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Charles H. Gregory, a Notary Public in and for said County and State, Deborah Marie Page, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained,

WITNESS my hand, at office, this 18 day of December, 1986.

Charles H. Gregory
NOTARY PUBLIC

My commission expires:

1/24/87

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

RECEIVED OF _____

FOR _____

BOOK 7097 PAGE 558

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
			SLO .50- CNIT.	
			09.00 STAX	
			.50 PRFE	
			9.00 MOST	
			CHECK 19.00-	
			5000:01/06/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80570

IDENTIFICATION REFERENCE

JAN 6 1 39 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 31270