WARRANTY DEED

File Box 6 cm

THIS INSTRUMENT WAS PREPARED BY BOOK 7107 PAGE 693

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary L. Sisco & wife, Mary Sue Sisco (NAME)	SAME	Map 131-13
3815 Cleghorn Avenue (STREET ADDRESS OR ROUTE NUMBER)	(NAME) MORTGAGEE - COMMERCE UNION BANK	Parcel 7
Nashville TN. 37215 (CITY) (STATE) (P. O. ZIP)	(STREET ADDRESS) (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~~ XX, Town Properties, Inc., Trustee with full power to convey, sell, mortgage and encumber without the joinder of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary L. Sisco and wife, Mary Sue Sisco

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. 1 on the Plan of a Resubdivision of Lot 31, Westwood Subdivision, of record in Book 5200, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Town Properties, Inc., Trustee with full power to convey, sell, mortgage and encumber without the joinder of any beneficiary, by deed from Commerce Union Bank in its capacity as Executor under the Last Will and Testament of Louie M. Phillips, and in its capacity as Trustee for Louie M. Phillips and Betty M. Phillips Foundation, of record in Book 6919, page 671, said Register's Office.

Upon the delivery of this Warranty Deed, Grantees assume the indebtedness secured by a deed of trust of record in Book 6919, page 675, said Register's Office, payable to Commerce Union Bank.

The above property is conveyed subject to the following:

1. 1987 Metropolitan Government taxes.
2. Easement of record in Book 1018, page 488, said Register's Office.
3. Contract and Easement of record in Book 1022, page 136, said Register's Office.
4. The Plan of record in Book 5200, page 112, said Register's Office.
5. The above deed of trust assumed by Grantees.

unimproved ( )
This is improved (XX) property, known as 5527 South Stanford Drive, 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 13th day of January, 19 87

TOWN PROPERTIES, INC., TRUSTEE

BY: Gary L. Sisco, Pres

Gary L. Sisco, President

STATE OF _____)

COUNTY OF _____)

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, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gary L. Sisco, with whom I am personally acquainted and who upon (his oath, ~~their several oaths~~) acknowledged (himself, ~~themselves~~) to be the President, _____ respectively of the Town Properties, Inc., Trustee the within named bargainor, a corporation, and that (he, ~~they~~) as such President _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Gary L. Sisco as such President. ~~and affixing the seal of said corporation thereto~~

WITNESS my hand and official seal at office at Nashville, Tennessee on this 13 day of Jan., 19 87

My Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENN.

WARRANTY DEED

FROM Town Properties, Inc., Trustee with full power to convey, sell, mortgage and encumber without the joinder of any beneficiary

TO Gary L. Sisco and wife, Mary Sue Sisco

RETURN TO: **Dearborn & Ewing**
ATTORNEYS
NASHVILLE, TENN.

IDENTIFICATION REFERENCE

JAN 14 3 43 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

8 3 8 3 7.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 337,328.40

Gary L. Sisco

Subscribed and sworn to before me this 13 day of Jan., 19 87

My Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENN.

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

RECEIVED OF _____

FOR _____

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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
			307328.40 CAMT.	
			948.74 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 960.94	
			930501 1/14/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 3 8 3 7

IDENTIF. REFERENCE

JAN 14 3 43 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 34919