File 6

LAKINS/SIMPSON
CBRJR:jm
1-16-87

BOOK 7113 PAGE 998

THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
White & Reasor
3305 West End Avenue
Nashville, TN 37203

ADDRESS NEW OWNERS:	MORTGAGEE:	MAP-PARCEL NOS.
Terry and Colette Jean Simpson 1525 Euclid Bowling Green, KY 42101	Commerce Union Bank	Part of 93-14-567

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, paid by TERRY SIMPSON and wife, COLETTE JEAN SIMPSON, hereinafter referred to as "Grantees," ROBERT G. LAKINS, hereinafter referred to as "Grantor," has this day bargained and sold and does hereby transfer and convey unto the said Grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Lot 2 on the Plan of Resubdivision of Lot No. 4, Edgehill Estates, Section 65, as said plat appears of record in Book 6900, Page 177. Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a part of the same property conveyed to Robert G. Lakins, by deed from Albert M. Littleton, of record in Book 7092, Page 474, Register's Office for Davidson County, Tennessee, and rerecorded in Book 7110, Page 242, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

AFFIANT

Subscribed and sworn to before me this 21st day of January, 1987.

NOTARY PUBLIC

My Commission Expires: 5-13-90

This is unimproved property.

TO HAVE AND TO HOLD, the said property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs and assigns, forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for (i) taxes for the year 1987, which have been prorated and assumed by Grantees; (ii) right-of-way agreement between Brown Engraving Company, M.W. Brown and Nashville Gas Company, as of record in Book 5866, Page 648, Register's Office for Davidson County, Tennessee; (iii) easements for utilities of record in Book 4659, Page 7, and Book

4643, Page 498, said Register's Office; (iv) matters reflected on the recorded plat of Resubdivision of Lot 4 of Edgehill Estates, Section 65, as of record in Book 6900, Page 177, said Register's Office; and (v) covenants and restrictions contained in deed from Metropolitan Development and Housing Agency to Watkins Brown, and sister, Sara D. Brown, as of record in Book 4842, Page 597, said Register's Office.

Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Laura Jane Lakins, wife of Grantor, has joined in the execution of this instrument for the sole purpose of waiving the marital rights, if any, which she may have in the hereinabove described real estate.

IN WITNESS WHEREOF, Grantor and his wife (for the limited purpose stated above) have executed this General Warranty Deed on this 21st day of January, 1987.

85971

IDENTIFICATION REFERENCE

JAN 22 9 07 AM '87

ROBERT G. LAKINS

LAURA JANE LAKINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, CHARLES B. KELSEY, JR., a Notary Public in and for said County and State, the within named ROBERT G. LAKINS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 21st day of January, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-13-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, CHARLES B. KELSEY, JR., a Notary Public in and for said County and State, the within named LAURA JANE LAKINS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 21st day of January, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-13-90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7113 PAGE 999-A

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

.20 ... C- CAMT.
666.[illegible] CSTAX
.50 PRFE[illegible]
6.00 WD[illegible]
CHECK 666.50-
[illegible]/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8597 I.

IDENTIFICATION REFERENCE

JAN 22 9 07 AM '87

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 37250