4527 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

J. Russell Farrar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February, 19 87

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates 457 Donelson Pike, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Russell Farrar (NAME)	Commerce Union Bank (NAME)	161-11A
378 Huntington Ridge (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	36CO
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	06DU-76220

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, Dillon C. Rogers, Jr. and wife Judith A. Rogers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Russell Farrar and wife Marion M. Farrar

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 36 on the Plan of Huntington Ridge Townhouses of record in Book 4675, page 9, said Register's Office , to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Dillon C. Rogers, Jr. and wife, Judith A. Rogers by deed from Ward and Walsh, a general part. of record in Book 6649, Page 275, Register's Office, Davidson County, Tennessee.

Covenants, Conditions, and Restrictions as contained for Huntington Ridge Townhouse as recorded in Book 4729, page 687, amended in Book 4889, page 905, and further amended in Book 5394, page 243, all in said Register's Office.

This conveyance is subject to any and all existing easements of record.

9.75 6 3

IDENTIFICATION REFERENCE

FEB 26 10 52 AM '87

FEE

This is unimproved ( ) or improved (X) property, known as 378 Huntington Ridge, Nashville, Tennessee 37211
(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 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 their hand s this 20th day of February, 19 87

Dillon C. Rogers, Jr.

Judith A. Rogers

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dillon C. Rogers, Jr. and wife, Judith A. Rogers

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of February, 1987.

Commission expires 1/10/89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Dillon C. Rogers, Jr. and wife,

Judith A. Rogers

TO

J. Russell Farrar and wife,

Marion M. Farrar

MONTGOMERY, CRANFORD, RESTIVO & HARDEMAN
[illegible] FAIRVIEW DRIVE, SUITE 150
[illegible], TENNESSEE 37087

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

RECEIVED OF _____

FOR _____

BOOK 7148 PAGE 3

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

7[illegible].00- CANT.
215.00 CSTAX
.50 PRFEE
6.00 MTGTP
CHECK 222.10-
4708302/26/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.75 6.3

IDENTIFI REFERENCE

FEB 26 10 52 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 50054