96031

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 2868
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO MORTGAGEE:	MAP & PARCEL #
Emmette R. Begley and wife, Carole G. Begley 148 Ensworth Avenue Nashville, TN 37221	Commerce Union Bank Mortgage Administration Department Post Office Box 2546 Nashville, TN 37219	Map # 103-16 Parcel 28

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, CIVIA O. STELZER and husband, ELMORE STELZER, do hereby transfer and convey unto EMMETTE R. BEGLEY and wife, CAROLE G. BEGLEY, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

BEING Lot Nos. 2 and 6 and the southerly 50 feet of Lots Nos. 3 and 7 on the Plat of Wilbur A. Nelson's Subdivision of the South Part of property bought of Lillian B. Crockett, shown by Plat of record in Book 547, Page 10, said Nelson's Subdivision being of record in Book 547, Page 121, Register's Office for Davidson County, Tennessee, described together as follows:

BEGINNING at a point on the easterly margin of Ensworth Avenue, said beginning point being 200 feet north of the southeast corner of Ensworth and Woodlawn Avenues; thence with the easterly margin of Ensworth Avenue, northerly 150 feet; thence eastwardly 408 feet to the westerly margin of Montgomery Bell Academy Drive; thence with the westerly margin of said Drive, southwardly 150 feet to the southeast corner of Lot No. 6; thence with the southerly line of Lot Nos. 6 and 2 westwardly 408 feet to the southwest corner of Lot No. 2 and the easterly margin of Ensworth Avenue, to the point of beginning.

BEING the same property conveyed to Civia O. Stelzer by deed from Adolph Brown and wife, Helen May Brown, of record in Book 1850, Page 531, said Register's Office.

THE herein named Elmore Stelzer joins in this conveyance for the purpose of conveying any marital rights he may have acquired in this property.

This is improved real property known as 148 Ensworth Avenue, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said EMMETTE R. BEGLEY and wife, CAROLE G. BEGLEY, their heirs, successors and assigns forever.

The undersigned covenant with the said EMMETTE R. BEGLEY and wife, CAROLE G. BEGLEY, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1987 which are prorated to date of closing and assumed by the Grantees.

2. Matters set forth on the Plan of Wilbur A. Nelson's Subdivision of the South Part of Lillian B. Crockett property of record in Book 547, Page 121, Register's Office for Davidson County, Tennessee.

3. Easement for water mains of record in Book 626, Page 94, Register's Office for Davidson County, Tennessee.

4. Easements for sanitary sewer and/or storm drainage of record in Bok 3932, Page 755, Register's Office for Davidson County, Tennessee.

The undersigned do further covenant and bind themselves and their heirs, successors and assigns to warrant and forever defend the title to said land to the said EMMETTE R. BEGLEY and wife, CAROLE G. BEGLEY, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 27th day of February, 1987.

Civia O. Stelzer
CIVIA O. STELZER

Elmore Stelzer
ELMORE STELZER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Diana L. Rush, a Notary Public in and for said State and County, the within named CIVIA O. STELZER and husband, ELMORE STELZER, the within bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of February, 1987.

Diana L. Rush
NOTARY PUBLIC

My Commission Expires: 10/10/88

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $310,000.00.

Emmette R Begley

Sworn to and subscribed before me this 27th day of February, 1987.

Diana L. Rush
NOTARY PUBLIC

My Commission Expires: 10/24/88

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7152 PAGE 919

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

310 .10- CAMT.
.50 CTAX
.50 PRFEE
2.00 WDEED
CHECK 774.50-
CASHIER'S CHECK

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

Mar 2 9 53 AM '87

No. 51629