IDENTIFICATION REFERENCE
MAR 2 4 23 PM '87
9 1 1 0 1

THIS INSTRUMENT PREPARED BY:
Williams & Smith, Attorneys
P. O. Box 2868
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL #:
Mr. Jeffrey L. Freemon and Ms. Dee A. Warmath 525 Cathy Jo Circle Nashville, Tenn. 37211	Mortgagee -- Commerce Union Bank P. O. Box 2546 Nashville, Tenn. 37219	Map 133-8 Parcel 142

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, RANDALL G. HIMES and wife, BETSY B. HIMES, do hereby transfer and convey unto JEFFREY LYLE FREEMON, unmarried, and DEE ANNE WARMATH, unmarried, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 47 on the Plan of Valley View Terrace, Phase 2, as of record in Book 5200, page 119, Register's Office of Davidson County, Tennessee, as corrected in Book 5462, page 605, of the Register's Office of said County, to which plats reference is here made for a more complete description.

Being the same property conveyed to Randall G. Himes and wife, Betsy B. Himes, by Deed of record in Book 6283, page 447, Register's Office of Davidson County, Tennessee.

This is improved real property known as 525 Cathy Jo Circle, Nashville, Tennessee 37211.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said JEFFREY LYLE FREEMON and DEE ANNE WARMATH, their heirs, successors and assigns forever.

The undersigned covenants with the said JEFFREY LYLE FREEMON and DEE ANNE WARMATH, that they are lawfully seized and possessed of said real property in fee simple and have a good right to convey it and the same is unencumbered, except for:

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

2. Restrictive covenants of record in Book 5603, page 341, Register's Office of Davidson County, Tennessee.

3. Matters set forth on the Plan of Valley View Terrace, Phase 2, Subdivision of record in Book 5200, page 119, as corrected in Book 5462, page 605, Register's Office for said county.

4. Part of the subject property is subject to flooding.

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 JEFFREY LYLE FREEMON and DEE ANNE WARMATH, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

03/02 221.82- CHECK
158

IN WITNESS WHEREOF, the undersigned have executed this instrument this 26th day of February, 1987.

RANDALL G. HIMES

BETSY B. HIMES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Diana L. Rust, a Notary Public in and for said State and County, the within named RANDALL G. HIMES and BETSY B. HIMES, the 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 26th day of February, 1987.

Diana L. Rust
NOTARY PUBLIC

My Commission Expires: 10/24/88

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $76,900.00.

JEFFREY LYLE FREEMON

DeAnne Warmath

Sworn to and subscribed before me this 26th day of February, 1987.

Diana L. Rust
NOTARY PUBLIC

My Commission Expires: 10/24/88

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

RECEIVED OF _____

FOR _____

BOOK 7153 PAGE 146

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

76900.00- CAMT.
215.32 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 221.82-
6450A03/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.9 I:O I:

IDENTIFICATION REFERENCE

MAR 2 4 25 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 51701