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 #
Danny L. Kelsey and wife, Liticia D. Kelsey 5931 Post Road Nashville, TN 37205	Commerce Union Bank Mortgage Administration Department Post Office Box 2546 Nashville, TN 37219	Map # 116-9 Parcel 81

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, KENNETH EARL POSEY and wife, SANDRA D. POSEY, do hereby transfer and convey unto DANNY L. KELSEY and wife, LITICIA D. KELSEY, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 396 on the Plan of Hillwood Estates, Section 15, as of record in Book 2900, Page 117, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Kenneth Earl Posey and wife, Sandra D. Posey by Installment Deed from Robert L. Ballow and wife, Betty J. Ballow, of record in Book 5313, Page 430, Register's Office for Davidson County, Tennessee.

This is improved real property known as 5931 Post Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said DANNY L. KELSEY and wife, LITICIA D. KELSEY, their heirs, successors and assigns forever.

The undersigned covenant with the said DANNY L. KELSEY and wife, LITICIA D. KELSEY, 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 Hillwood Estates, Section 15, of record in Book 2900, Page 117, 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

8339 03/05 429.30- CHECK

007.83

IDENTIFICATION REFERENCE

MAR 5 2 59 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

the title to said land to the said DANNY L. KELSEY and wife, LITICIA D. KELSEY, 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 4th day of March, 1987.

Kenneth Earl Posey
KENNETH EARL POSEY

Sandra D. Posey
SANDRA D. POSEY

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 KENNETH EARL POSEY and wife, SANDRA D. POSEY, 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 4th day of March, 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 $151,000.00.

Danny L. Kelsey

Sworn to and subscribed before me this 4th day of March, 1987.

Diana L. Rust
NOTARY PUBLIC

My Commission Expires: 10/24/88

THE TOTAL PRINCIPAL INDEBTEDNESS

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

RECEIVED OF _____

FOR _____

BOOK 7158 PAGE 425

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

15.00 - CAMT.
423.00 RSTAX
.50 PRFEE
6.00 WDCT
CHECK 429.50-
00.9300/20/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00783

IDENTIFICATION REFERENCE

MAR 5 2 59 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 53543