BOOK 7160 PAGE 755 Box 8 eq

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Jack J. Adrian	Commerce Union Bank	MAP 082-09
510 Monroe Street		PARCEL 64
Nashville, TN 37208	1 Commerce Pl., Real Estate Div.	1W 00340
	Nashville, Tennessee 37239	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee. and other good and valuable consideration, the receipt of which is hereby acknowledged, John Berggren and Paul Mahar hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jack J. Adrian, unmarried hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being the easterly one-half of Lot No. 21 on the plan of The Homestead Addition, Estate of D. T. McGavock, of record in Book 57, page 9, Register's Office for said County.

SAID portion of Lot No. 21, which is a corner lot, fronts 35.8 feet on the northerly margin of Monroe Street and fronts 160 feet on the westerly margin of an unnamed alley and extends back 35.8 feet on the northerly line and 160 feet on the westerly line to a point of intersection.

BEING the same property conveyed to John Berggren and Paul Mahar by deeds from Penn State Oil Co., Inc., a Tennessee Corporation of record in Book 6904, page 784, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

0 1 5 8 1.

IDENTIFICATION REFERENCE

Mar 9 9 54 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is (~~un~~)improved property, known as 510 Monroe Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 5th day of March, 1987.

Paul Mahar

Paul Mahar

John Berggren

John Berggren

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5th day of March, 1987, before me personally appeared John Berggren and Paul Mahar, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 80,000.00.

Jack J. Adrian
Affiant

Subscribed and sworn to before me, this the 5th day of March, 1987.

My Commission Expires: 10-28-88

Notary Public

WARRANTY DEED

from:
John Berggren and Paul Mahar

to:
Jack J. Adrian, unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 26261

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01581

IDENTIFICATION REFERENCE

MAR 9 9 54 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 54401