This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
The Paddock I, C-12
229 Ward Circle
Brentwood, TN 37027

Map: 117-6
Group:
Parcel: 109

BOOK 7169 PAGE 573

Address New Owner(s):	Send Tax Bills to:	Mortgagee:
James E. Jewett	New Owner	Commerce Union Bank
2209 Hampton Avenue		One Commerce Place
Nashville, TN 37215		Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, FREDERIC W. STEPHENSON and wife, PAMELA M. STEPHENSON (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES E. JEWETT (the "Grantee"), its successors, heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is improved property located at 2209 Hampton Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors, heirs and assigns, forever.

AND Grantor convenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further convenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of March, 1987.

Frederic W. Stephenson

Pamela M. Stephenson by
Frederic W. Stephenson
Attorney-in-Fact

0 4 3 9 3

IDENTIFICATION REFERENCE

MAR 16 3 27 PM '87

PAUL A. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frederic W. Stephenson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of March, 1987.

Robin E. Jones
Notary Public

My Commission Expires: 10/24/88

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th day of March, 1987, before me personally appeared Frederic W. Stephenson, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Pamela M. Stephenson, and acknowledged that he executed same as the free act and deed of the said Pamela M. Stephenson.

Witness my hand and seal, at office in Nashville, Tennessee, this 16th day of March, 1987.

Robin E. Jones
Notary Public

My Commission Expires: 10/24/88

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $349,654.39.

David E. Maraist, Attorney-in-Fact
Affiant

Subscribed and sworn to before me, this 16th day of March, 1987.

Robin E. Jones
Notary Public

My Commission Expires: 10/24/88

Land in Davidson County, Tennessee, being the westerly 35 feet of the southerly part of Lot No. 21 and the easterly 100 feet of the southerly part of Lot No. 22 on the Plat of Hillsboro Heights, not of record, described as follows:

Beginning on the southerly margin of Hampton Avenue at a point 200 feet east of the center line of 23rd Avenue, South, said point being the northeast corner of the property conveyed to Earnest L. Young and wife, by deed from Loiette Hampton Hume, et al, of record in Book 1058, page 82, said Register's Office; thence with Young's easterly line southwardly 340 feet, more or less, to the northerly line of Lot No. 36; thence eastwardly with the northerly lines of Lots Nos. 36 and 37, 135 feet to the southwest corner of the property conveyed to J. W. McMillen by deed from Loiette Hume et al, of record in Book 1081, page 606, said Register's Office; thence with said McMillen's westerly line, northwardly 340 feet, more or less, to the southerly margin of Hampton Avenue; thence with said Avenue, westwardly 135 feet to the point of beginning.

Being the same property conveyed to Frederic W. Stephenson and wife, Pamela M. Stephenson by deed from Peirce M. Ross and wife, Evelina P. Ross of record in Book 7072, page 841, said Register's Office.

EXHIBIT "A"

TITLE EXCEPTIONS

1. 1987 Taxes, which have been prorated and assumed by the Grantee.

EXHIBIT "B"

THIS INSTRUMENT PREPARED BY:

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

RECEIVED OF _____

FOR _____ BOOK 7169 PAGE 577

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
			349654.39- CAMT.	
			979.16 CSTAX	
			.50 PRFEE	
			12.00 WDCR	
			CHECK 991.66-	
2421A03/16/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04393

IDENTIFT REFERENCE

MAR 16 3 27 PM '87

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 57535