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

ADDRESS NEW OWNER:
Olivia E. Jeffries
1423 Lewis Road
Madison, TN 37115

MORTGAGEE:
Commerce Union Bank

1 Commerce Pl., Real Estate Div.
Nashville, Tennessee 37239

MAP-PARCEL NUMBERS:
MAP 51-10D
PARCEL 105

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, C & T Development Company, Inc.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Olivia E. Jeffries, 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:

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 105 on the plan of Oakland Trace Condominiums, Section II of record in Book 6200, page 447 as amended in Book 6200, page 558, both in Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING a portion of the same property conveyed to C & T Development Co., Inc., a Tenn. Corporation by Quitclaim deeds from C & T Developers of record in Book 7014, page 361 and Book 7066, page 869, both in Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 7111, page 295, said Register's Office.

0 5 1 4 5

IDENTIFICATION REFERENCE

MAR 18 12 06 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This is (~~un~~)improved property, known as 1423 Lewis Road, Madison, TN 37115.

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 13th day of March, 19 87.

C & T Development Company, Inc.
By: James B. Hardy, Sec.

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _____ free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7171 PAGE 963

Before me, the undersigned, of the State and County aforesaid, personally appeared James B. Hardy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the C & T Development Company, Inc., the within named bargainor, a corporation, and that he as such Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary. Witness my hand and official seal, at office in Nashville, Tennessee, this 13th day of March, 19 87.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 69,900.00.

Affiant

Subscribed and sworn to before me, this the 13th day of March, 1987.

My Commission Expires: 10-24-88

Notary Public

WARRANTY DEED

from:
C & T Development Company, Inc.

to:
Olivia E. Jeffries, unmarried

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

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

RECEIVED OF _____

FOR _____

BOOK 7171 PAGE 964

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
			69[illegible] CAMT.	
			198.7[illegible] COTAX	
			.50 PREP	
			6.00 WDTAX	
			CHECK 208.22	
			3260&03/10/87 BAL .0[illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05145

IDENTIFICATION REFERENCE

MAR 10 12 06 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 58353