JVT,837

BOOK 7185 PAGE 631

This instrument prepared by:
Boult, Cummings, Conners & Berry
222 Third Avenue, North
P.O. Box 198062
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,000.00

Thomas A. Holaday
Affiant

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

Joanita C. Thomason
Notary Public

My commission expires: July 27, 1988

09343

IDENTIFICATION REFERENCE

MAR 30 3 50 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Stephanie M. Mouton 2021 Otter Creek Road Nashville, TN 37215	Commerce Union Bank Real Estate Division One Commerce Place Nashville, TN 37239	Map 144-11 Parcel 10

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, THOMAS A. HOLADAY, married (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto STEPHANIE M. MOUTON, unmarried (the "Grantee"), her heirs, successors and assigns, all of his undivided interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 401 on the plan of Hillsboro Park, Section V, of record in Book 2663, page 45, and amended in Book 6659, page 176, Register's Office for said County.

SAID Lot No. 401 fronts 266.3 feet on the southwesterly margin of Otter Creek Road and extends back 268.3 feet on the northwesterly line and 436.2 feet on the southeasterly line to a dead line in the rear, measuring 275.1 feet thereon.

Being a portion of the property conveyed to Stephanie M. Mouton and Thomas A. Holaday, by deed from Charlie Joe Hobdy and wife, Henrietta B. Hobdy, of record in Book 6664, page 431, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the usual place of residence of the Grantor or his spouse.

The conveyance is subject to the following:

1. Taxes for 1987.

2. Deed of Trust executed by Stephanie M. Mouton and Thomas A. Holaday, both unmarried, to J. G. Palmer, Trustee, securing $151,200.00 to Commerce Union Bank, of record in Book 6664, page 434, said Register's Office.

3. The Plan of record in Book 2663, page 45 and amended in Book 6659, page 176, said Register's Office, which shows a 10 foot easement for public utility purposes along the rear and southerly lines of said lot.

4. Abandonment of Easement and Grant of Easement of record in Book 6659, page 176, Register's Office for Davidson County, Tennessee.

This is improved property known as 2021 Otter Creek Road, Nashville, Davidson County, Tennessee.

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, her heirs, successors and assigns forever.

And the Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 5 day of March, 1987.

Thomas A. Holaday
THOMAS A. HOLADAY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared THOMAS A. HOLADAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this the 5th day of March, 1987.

Juanita D. Thompson
Notary Public

My commission expires:

July 27, 1988

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

RECEIVED OF _____

FOR _____

BOOK 7185 PAGE 633

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

150[illegible].00- CAMT.
42.00 CSTAX
.50 PRFEE
6.00 MDSTX
CHECK 48.50-
816ADJ/30/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09343.

IDENTIFICATION REFERENCE

MAR 30 3 50 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 63150