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095 07

TAX NOTICE REFERENCE

MAR 31 10 12 AM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 2868
Nashville, Tennessee 37219

RUSH

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO MORTGAGEE:	MAP & PARCEL #
Jack Andrew Yankura and wife, Cynthia Diane Yankura 8032 Regency Drive Nashville, TN 37221	Commerce Union Bank Mortgage Administration Department Post Office Box 2546 Nashville, TN 37219	Map # 128-14 Parcel # 154

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, ROBERT E. GREEN, SR. AND WIFE, RUBY C. GREEN, do hereby transfer and convey unto JACK ANDREW YANKURA AND WIFE, CYNTHIA DIANE YANKURA, 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. 114 on the Plat of Harpeth Park, Section 3 of record in Plat Book 4175, Page 14, Register's Office for Davidson County, Tennessee.

SAID Lot No, 114 fronts 95.00 feet on the southerly margin of Regency Drive and extends back 208.68 feet on the westerly line and 192.00 feet on the easterly line to a line on the rear which is a broken line on which it measures 92.72 feet.

BEING the same property conveyed to Robert E. Green, Sr. and wife, Ruby C. Green, by deed from Warren S. Hensley and wife, Donna H. Hensley of record in Book 5297, Page 587, Register's Office for Davidson County, Tennessee.

This is improved real property known as 8032 Regency Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said JACK ANDREW YANKURA AND WIFE, CYNTHIA DIANE YANKURA, their heirs, successors and assigns forever.

The undersigned covenant with the said JACK ANDREW YANKURA AND WIFE, CYNTHIA DIANE YANKURA, 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 will be prorated to date of closing and assumed by the Grantees.

2. Restrictive Covenants of record in Book 4232, Page 417, Register's Office for Davidson County, Tennessee.

3. Matters set forth on the Plan of Harpeth Park, Section 3 of record in Plat Book 4175, Page 14, 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 the title to said land to the said JACK ANDREW YANKURA AND WIFE, CYNTHIA DIANE YANKURA, 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 27th day of March, 1987.

Robert E. Green Sr.
ROBERT E. GREEN, SR.

Ruby C. Green
RUBY C. GREEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Diane L Rust, a Notary Public in and for said State and County, the within named ROBERT E. GREEN, SR. AND WIFE, RUBY C. GREEN, with whom I am personally acquaintred, (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 27th 20th day of March, 1987.

Diane L. Rust
NOTARY PUBLIC

My Commission Expires: 10/20/88

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $83,500.00.

Jack Andrew Yankura

Sworn to and subscribed before me this 27th day of March, 1987.

Diane L Rust
NOTARY PUBLIC

My Commission Expires: 10/20/88

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

03503.03- RANT,
230.00 STAX
.50 PRFE
6.00 WDFE
CHECK 240.30-
03503.03-1787 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

095072

IDENTIFICATION REFERENCE

MAR 31 10 12 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 63344