File box 8/cg

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:
Stephen E. Butler	Commerce Union Bank	159-08-4
5512 Hillview Drive	1 Commerce Pl., Real Est. Div.	OH-16961
Brentwood, TN 37027	Nashville, TN 37239	

WARRANTY DEED BOOK 7191 PAGE 344

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, Brad A. Wasmund and wife, Marjorie W. Wasmund hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Stephen E. Butler and wife, Carrie M. Butler 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 Lot No. 35 on the plan of Oak Hill Estates, Section Three, of record in Book 4860, page 3, 4, and 5, Register's Office for said County.

SAID Lot No. 35 fronts 187.18 feet on the broken easterly margin of Hillview Drive and extends back 200.70 feet on the northerly line and 230.19 feet on the southerly line to a dead line in the rear, of unspecified length on said plat**

Being the same property conveyed to Brad A. Wasmund and wife, Marjorie W. Wasmund by deed from Ira T. Adams of record in Book 6697, page 183, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5010, page 245, said Register's Office, and to the matters set forth in the above referenced plan of record.

**and shown as 178.93 feet, more or less, on the mortgage loan inspection of John Kohl and Co., P.C., dated March 26, 1987.

The grantors specifically exclude from the warranties in this deed a fence encroachment onto neighboring Lot No. 34 as shown on a survey by John Kohl and Co., P.C., dated March 26, 1987, a copy of which is attached hereto and made a part hereof by reference.

This instrument is executed on behalf of Brad A. Wasmund and wife, Marjorie W. Wasmund by Joe Carter as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said attorney in fact is attached as an exhibit to this deed and incorporated herein by reference.

This is (~~un~~)improved property, known as 5512 Hillview Drive, Brentwood, TN 37027.

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 2nd day of April, 1987.

Brad A. Wasmund
BY: Joe Carter, Attorney in Fact

Marjorie W. Wasmund
BY: Joe Carter, Attorney in Fact

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 _____

BOOK 7191 PAGE 345

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 $ 218,000.00.

Stephen E. Butler
Affiant

Subscribed and sworn to before me, this the 2nd day of April, 1987.

My Commission Expires: Nov 1, 1987 Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe Carter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Brad A. Wasmund and Marjorie W. Wasmund as their Attorney in Fact as the free act and deed of the within named Brad A. Wasmund and Marjorie W. Wasmund.

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of April, 1987.

Christy Wilkins Ivey
NOTARY PUBLIC

My commission expires: Nov 1, 1987

WARRANTY DEED
from:
BRAD A. WASMUND, ET UX
to:
STEPHEN E. BUTLER, ET UX

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

TN-26338

BOOK 7191 PAGE 346

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant

Joe Carter

Sworn to and subscribed before me this 2nd day of April, 19 87.

Notary Public

My Commission Expires: Nov 4, 1987

NOTARY PUBLIC AT LARGE

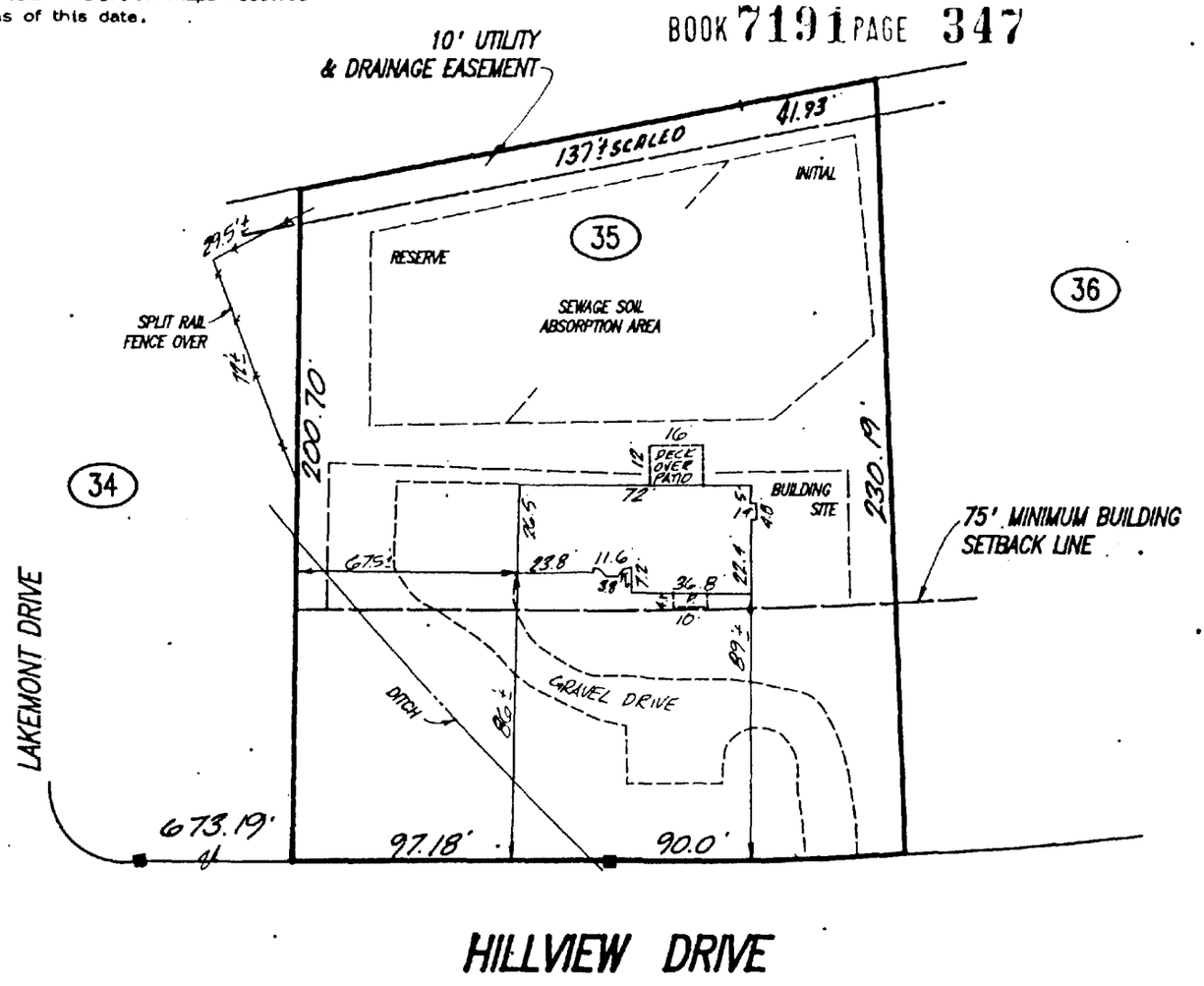
APR 3 10 55 AM '87

IDENTIFICATION REFERENCE

11026

NOTE: This parcel 15 46' T included in areas designated as " special flood hazard" on the latest NATIONAL FLOOD INSURANCE PROGRAM maps received by me as of this date.

BOOK 7191 PAGE 347



MORTGAGE LOAN INSPECTION

64370-B-

OWNER: STEPHEN E. BUTLER & WIFE, CARRIE MARTYN

SCALE: 1" = 50' DATE: MARCH 26, 1987

PROPERTY LOCATED: 5512 HILLVIEW DRIVE

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROPERTY: LOT NO. 35 ON THE PLAN OF

OAK HILL ESTATES – SECTION THREE

RECORDED: BOOK 4860 – PAGES 3,4 & 5 – R.O.D.C.

This MORTGAGE LOAN INSPECTION should not be represented to be a land or lot survey. It was done at the request of and for the use of the mortgage lender only. It should not be relied upon for the construction of fences or for establishing the exact location of property lines. No corners were set or reset at the time of this inspection.

SIGNED: JOHN KOHL & COMPANY, P.C.

By: [signature]

JOHN B. KOHL III — TENNESSEE No. 1001

FILE NO

JOHN KOHL & COMPANY, P.C. • 400 7th Ave. S., Nashville, TN 37203 • (615) 255-3535

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

RECEIVED OF _____

FOR _____

BOOK 7191 PAGE 348

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

21000 • C- CAMT.
616.40 CSTAX
.50 PRFEE
12.00 MREC
CHECK $629.90-
0058A04/03/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

111026

IDENTIFICATION REFERENCE

APR 3 10 55 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 64991