BOOK 7195 PAGE 130

APR 7 2 34 PM '87

12268

THIS INSTRUMENT PREPARED BY:
Williams and Smith, Attorneys
P. O. Box 2868
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL #:
George A. Dean, et ux 103 Lynnbrook Court Nashville, Tennessee 37205	Commerce Union Bank P. O. Box 2546 Nashville, TN 37219	Map 117-1-F Parcel 5

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JAMES R. GORDON and wife, BILLIE JEAN GORDON, also known as BILLIE JEAN TUNE, have bargained and sold and by these presents do transfer and convey unto the said GEORGE A DEAN and wife, KIMBERLY J. DEAN, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Condominium Apartment Unit No. 5, on Lot 1, of Lynnbrook Place as established by Master Deed of record in Book 6139, page 302, Register's Office for Davidson County, Tennessee, said Lot 1 as shown on the Plan of record in Book 6139, at page 339, said Register's Office, to all of which reference is here made.

Being the same property conveyed to James R. Gordan and wife, Deborah K. Gordan, by Deed from Lynnbrook Associates, a Tennessee general Partnership, of record in Book 6306, page 186, said Register's Office. The interest of Deborah K. Gordon was divested from her in a Final Decree of Divorce of record in Book 6779, page 984 of said Register's Office. The said James R. Gordan and wife Deborah K. Gordan are one and the same persons as the herein named James R. Gordon and wife Deborah K. Gordon. The herein named Deborah K. Gordon is one and the same person as Debbie Austin Gordon set forth in the aforesaid divorce decree. The said divorce decree is the last recorded instrument of record.

This is improved real property known as 103 Lynnbrook Court, Nashville, Tennessee 37205.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said GEORGE A. DEAN and wife, KIMBERLY J. DEAN, their heirs and assigns forever.

We do covenant with the said GEORGE A. DEAN and wife, KIMBERLY J. DEAN, that we are lawfully seized and possessed of said land in fee simple and have good right to convey it and the same is unencumbered, except as set forth herein. This conveyance is subject to the following matters:

1. Davidson County property taxes for 1987 prorated to date of closing and assumed by the Grantees.

2. Matters as shown on the Plan of record in Book 5800, page 274, said Register's Office, and on Exhibit "B" of Master Deed of record in Book 6139, at page 339, said Register's Office.

3. Subject to Master Deed of record in Book 6139, page 302, and to attendant By-Laws of record in Book 6139, page 325, said Register's Office.

And we further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title to said land to the said GEORGE A DEAN and wife, KIMBERLY J. DEAN, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 6th day of April, 1987.

JAMES R. GORDON

Billie Jean Tune Gordon
BILLIE JEAN GORDON, a/k/a
BILLIE JEAN TUNE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Judy M Butler, a Notary Public in and for said State and County, the within named JAMES R. GORDON and wife, BILLIE JEAN GORDON, a/k/a BILLIE JEAN TUNE, the bargainors, with whom I am personally acquainted (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 6th day of April, 1987.

Judy M Butler
NOTARY PUBLIC
My Commission Expires: 3-27-89

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $192,000.00.
500

GAD
George A. Dean
GEORGE A. DEAN

Subscribed and sworn to before me this 6th day of April, 1987.

Judy M Butler
NOTARY PUBLIC
My Commission Expires: 3-27-89

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

RECEIVED OF _____

FOR _____

BOOK 7195 PAGE 132

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12268

IDENTIFICATION REFERENCE

APR 7 2 34 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 66419