#5812
File Box 38

BOOK 7195 PAGE 529

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF April, 1987

Notary Public

MY COMMISSION EXPIRES 4-12-90

THIS INSTRUMENT WAS PREPARED BY

Roxana L. Tea, for WESTERN TITLE COMPANY (NAME) 4035 SW Mercantile Dr, C 350, Lake Oswego, OR 97035 (ADDRESS)

Mortgagee:

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry C. Black (NAME)	Commerce Union Bank (NAME)	
612 Valley Trace Court (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	143-06-0A
Nashville, Tennessee 37221 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Parcel 55

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SCOTT HARTMANN and wife LORI HARTMANN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY C. BLACK, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

Land in Davidson County, Tennessee, being Lot No. 21 on the plan of Harpeth Trace Estates, Phase II, of record in Plat Book 5200, page 556-8, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Scott Hartmann and wife, Lori Hartmann, by deed*of record in Book 6843, page 564, Register's Office for Davidson County, Tennessee.
*from Kenneth R. Besser and wife, Susan L. Besser
Subject to restrictions of record in Book 5120, page 208; Book 5380, page 357; and Book 6094, page 718, Register's Office for Davidson County, Tennessee; Taxes for the year 1987 not yet due and payable.

12401

IDENTIFICATION REFERENCE

APR 8 8 36 AM '87

ALEX J. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 612 Valley Trace Court, (House Number) (Street) Nashville, Tennessee 37221 (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 27th day of March, 1987

X Scott Hartmann
Scott Hartmann

X Lori Hartmann
Lori Hartmann

1672

STATE OF TENNESSEE }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott Hartmann and wife, Lori Hartmann

the bargainor s, with whom I am personally acquainted, 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 day of March 19 87

Commission expires My Commission Expires Oct. 24, 1988

Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Scott Hartmann

Lori Hartmann

TO

Jerry C. Black
612 Valley Trace Ct.
Nashville, TN 37221

FIRST

Furnished by:
Lawyers Title
of Middle Tennessee, Inc.
One Eleven Union St.
Nashville, TN 37201
(615) 242-1708

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

CHECK 474.10-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12401

IDENTIFI REFERENCE

APR 8 8 36 AM '87

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 66556