File # 5805

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 7201 PAGE 635

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES R. BURGE (NAME)	COMMERCE UNION BANK (NAME)	Map 172-4
601 Monte Carlo Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	Parcel 18
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, JOE G. FRANCIS and wife, NANCY D. FRANCIS and KARL FRANCIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. BURGE and wife, FRANCES H. BURGE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 397 on the Plan of Section 1, Monte Carlo Estates, as of record in Plat Book 4675, page 68, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Joe G. Francis and wife, Nancy D. Francis and Karl Francis by deed from G.C.W. Enterprise, Inc. of record in Book 5105, page 885, said Register's Office.

Pamela L. Francis, spouse of Karl Francis, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Karl Francis

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantee; (2) Easement of record in Book 2494, page 119 said Register's Office; (3) Restrictive covenants of record in Book 4781, page 858; and (4) All matters appearing on the Plan of record in Plat Book 4675, page 68, said Register s Office.

14359

IDENTIFICATION REFERENCE

Apr 14 8 28 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 601 Monte Carlo Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 10th day of April, 19 87.

Joe G. Francis
JOE G. FRANCIS

Nancy D. Francis
NANCY D. FRANCIS

KARL FRANCIS

Pamela L. Francis
PAMELA L. FRANCIS

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOE G. FRANCIS and wife, NANCY D. FRANCIS and KARL FRANCIS and wife, PAMELA L. FRANCIS the bargainor S, 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 Brentwood, Tennessee this 10th day of April, 19 87.

My commission expires April 19, 1987 Notary Public Aleen D. Scott

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____
this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

James R. Burge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April, 19 87.

MY COMMISSION EXPIRES: 4-19-87 (AFFIX SEAL)

Aleen D. Scott
Notary Public

WARRANTY DEED

FROM: JOE G. FRANCIS and wife, NANCY D. FRANCIS and KARL FRANCIS

TO: JAMES R. BURGE and wife, FRANCES H. BURGE

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926
File Box 38

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

TOT .10-
215.00 CSTX
.50 PRFEE
6.00 WDT D
CHE K 220.10-
3904[illegible]/14/87 CAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14359

IDENTIFICATION REFERENCE

APR 14 8 28 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 68739