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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Thomas L. Wall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF April, 1987

Tracie A. Boggs
Notary Public

MY COMMISSION EXPIRES: May 13, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY KENNETH M. SWITZER, 213 Fifth Avenue, North, Nashville, TN 37219

Name & Address of Property Owner:	Name & Address of Mortgagee:	MAP-PARCEL NUMBERS
James David Collinsworth & Charles Stephen Foster, et al (NAME)	Commerce Union Bank (NAME)	93-10
533 Fifth Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	245
Nashville, TN 37203 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37239 (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, WE THOMAS L. WALL, TRUSTEE and wife CONNIE OWEN WALL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES DAVID COLLINSWORTH and CHARLES STEPHEN FOSTER d/b/a F & C Properties (A Tennessee Partnership)

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

Being Lot No. 1 of the Subdivision of the Mallory Property as subdivided in the County Court of said County in the case of Alice J. Mallory, et al vs. A.H. Hurley, et al, and a plan of same is spread on Minute Book N at page 349 of the records of said County Court.

Said Lot No. 1 fronts 45 feet on the easterly side of Fourth Avenue, formerly Cherry Street, and runs back with the northerly margin of Mallory Street, 136 feet, more or less, to an alley.

Being property devised to Mayme Dahlinger as devisee under the Will of Henry A. Dahlinger, deceased, whose Will is of record in Will Book 63, page 280, County Court Clerk's Office.

Being the same property conveyed to Joseph F. Schipani and wife, Mattie P. Schipani from Mayme Dahlinger, unmarried, and being found of record in Book 4637, page 948, Register's Office for Davidson County, Tennessee.

The above described property is not the principal place of residence of the Grantors. Connie Owen Wall, wife of Thomas L. Wall, Trustee, joins in this conveyance for the purpose of conveying any marital rights she may have in the above described property.

unimproved ( )
This is improved (XX) property, known as 1052 Fourth Avenue, South, Nashville, TN 37210
(House Number) (Street) (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 my hand this 15th day of April, 1987

Thomas L. Wall Trustee
THOMAS L. WALL, TRUSTEE

Connie Owen Wall
CONNIE OWEN WALL

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, TRACEY A. BROOKS, a Notary Public in and for said County and State, the within named THOMAS L. WALL, TRUSTEE and wife CONNIE OWEN WALL

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 15th day of APRIL, 1987.

Tracey A. Brooks Notary Public

Commission Expires May 13, 1990

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

THOMAS L. WALL, TRUSTEE

TO

James David Collinsworth and Charles Stephen Foster d/b/a F & C Properties (A Tennessee Partnership

TAYLOR, SCHLATER, LASSITER

TIDWELL & TRENTHAM

156.57

IDENTIFICATION REFERENCE

APR 16. 11 03 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

1070 . 00- CASH
525.60 CHECK
.50
2.00 MTG TAX
CHECK 530.10-
0381A04/ 6/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 5 6 5 7.

IDENTIFICATION REFERENCE

APR 16 11 03 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 70191