BOOK 7216 PAGE 146

19310

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 2868
Nashville, Tennessee 37219

IDENTIFICATION REFERENCE

APR 27 3 12 PM '87

FELIX J. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

RUSH

ADDRESS NEW OWNER:	SEND TAX BILLS TO MORTGAGEE:	MAP & PARCEL
Stanley A. Kweller 807 South Wilson Blvd. Nashville, TN 37215	Commerce Union Bank Mortgage Administration Department Post Office Box 2546 Nashville, TN 37219	Map # 116-4 Parcel # 169

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, ROY E. HUTTON, UNMARRIED, does hereby transfer and convey unto STANLEY A. KWELLER, UNMARRIED, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being the north 75 feet of Lot No. 1, Block L, and the south 1/2 of a 12 foot alley adjoining and lying north of Lot No. 1 on the Map of W. M. Cantrell's Subdivision, as of record in Book 332, Page 85, Register's Office for Davidson County, Tennessee, said alley being closed by instrument of record in Book 2960, Page 522, Register's Office for Davidson County, Tennessee.

SAID part of said lot and part of said alley adjoin and front together 81 feet on the westerly side of South Wilson Avenue or Boulevard (formerly Bosley Avenue) and run back between parallel lines 250 feet, more or less, to alley.

BEING the same property conveyed to Roy E. Hutton by deed from Arthur Heath Jones, III and wife, Julie Neal Jones (being one and the same person as Judith Neal Jones) of record in Book 6307, Page 222, Register's Office for Davidson County, Tennessee.

This is improved real property known as 807 South Wilson Boulevard, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said STANLEY A. KWELLER, his heirs, successors and assigns forever.

The undersigned covenants with the said STANLEY A. KWELLER, that he is lawfully seized and possessed of said real property in fee simple; has a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1987 which are prorated to date of closing and assumed by the Grantee.

2. Any and all easements retained by Davidson County.

The undersigned does further covenant and bind himself and his heirs, successors and assigns to warrant and forever defend the title to said land to the said STANLEY A. KWELLER, his heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 24th day of April, 1987.

Roy E Hutton
ROY E. HUTTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Diana L Rush, a Notary Public in and for said State and County, the within named ROY E. HUTTON, the within bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of April, 1987.

Diana L Rush
NOTARY PUBLIC

My Commission Expires: 10/24/88

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $116,000.00.

Sworn to and subscribed before me this 24th day of April, 1987.

Diana L Rush
NOTARY PUBLIC

My Commission Expires: 10/24/88

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
			1'60[illegible].'0- CAMT.	
			324.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 331.30-	
			9629A04/27/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19310.

IDENTIFICATION REFERENCE

APR 27 3 12 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 74352