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

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
APR 30 9 02 AM '87
IDENTIFICATION REFERENCE
2037.7

WARRANTY DEED

BOOK 7219 PAGE 676

| ADDRESS NEW OWNER(S): | SEND TAX BILLS TO MORTGAGEE: | MAP & PARCEL # |
|---|---|---|
| Jennifer Cristie Mayor<br><br>105 South 12th Street<br>Nashville, TN 37206 | Commerce Union Bank<br>Mortgage Administration<br>Department<br>Post Office Box 2546<br>Nashville, TN 37219 | Map # 83-9<br>Parcel # 173 |

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, HERITAGE PROPERTIES, INC., a Tennessee corporation, does hereby transfer and convey unto JENNIFER CRISTIE MAYOR, 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 south fifty-nine (59) feet of Lot No. 7 on the Map of East Edgefield, now East Nashville, of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 7 fronts fifty-one (59) feet on the east side of South 12th Street and runs back between parallel lines, along the north margin of the first alley south of Woodland Street, fifty (50) feet to the west line of Lot No. 6.

BEING the same property conveyed to Heritage Properties, Inc., by deed from Anna D. Windrow, of record in Book 6262, Page 616, Register's Office for Davidson County, Tennessee.

This is improved real property known as 105 South 12th Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said JENNIFER CRISTIE MAYOR, her heirs, successors and assigns forever.

The undersigned covenants with the said JENNIFER CRISTIE MAYOR, that it 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. The Plan of Record in Book 21, Page 147, Register's Office for Davidson County, Tennessee.

The undersigned does further covenant and bind itself and its successors and assigns to warrant and forever defend the title to said land to the said JENNIFER CRISTIE MAYOR, her 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 28th day of April, 1987.

HERITAGE PROPERTIES, INC.

BY: Carol C. Elam

TITLE: Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Judy McSalla, a Notary Public of the State and County aforesaid, personally appeared Carol C. Elam, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be Vice President of HERITAGE PROPERTIES, INC., the within named bargainor, a Tennessee corporation, and that he/she as such Vice President, being authorized so to to, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Carol C. Elam as such Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 28th day of April, 1987.

Judy M. Salla
NOTARY PUBLIC

My Commission Expires: 3/20/89

NOTARY PUBLIC AT LARGE STATE OF TN

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $63,500.00.

Jennifer Cristie Mayor
Affiant

Sworn to and subscribed before me this 28th day of April, 1987.

Judy M. Salla
NOTARY PUBLIC

My Commission Expires: 3/20/89

NOTARY PUBLIC AT LARGE STATE OF TN

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

RECEIVED OF _____

FOR _____

BOOK 7219 PAGE 678

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

63503.[illegible] CAMT.
177.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 184.30-
0834A04/30/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20377

IDENTIFICATION REFERENCE

APR 30 9 02 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.75529