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FORM NO. [illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $53,500.00

[illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, 19 87

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES 7-8-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTY.
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
Govindaswamy Nagarajan et ux (NAME)	Commerce Union Bank (NAME)	04D-12717
4245 Valley Grove Drive (STREET ADDRESS OR ROUTE NUMBER)	R/E Division One Commerce Place (STREET ADDRESS)	086-16-029
Hermitage, TN 37076 (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, J & J Enterprises, a Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Govindaswamy Nagarajan and wife, Ratna Nagarajan

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:

Land in Davidson County, Tennessee, being Lot No. 66 on the plan of Section One - Revised Valley Grove, of record in Book 5200, page 388, Register's Office for said County.

Said Lot No. 66 fronts 65.00 feet on the westerly margin of Valley Grove Drive and extends back 120.26 feet on the northerly line and 126.89 feet on the southerly line to a dead line in the rear, measuring 65.34 feet thereon.

Being the same property conveyed to J & J Enterprises, a Partnership by deed from David J. Davis of record in Book 6914, page 918, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 5815, page 992 as amended in Book 5909, page 699, said Register's Office and to the matters set forth in the above referenced plan of record.

24133

IDENTIFICATION REFERENCE

MAY 8 1 40 PM 1987

FELIX Z. HILL, JR. REGISTER
DAVIDSON COUNTY, TN

05/08 1540 CHECK

This is improved ( ) unimproved (XX) property, known as 4245 Valley Grove Drive, (House Number) (Street) Hermitage, Tennessee 37076 (P. O. Address) (City or Town)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging unto 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 4th day of May, 19 87

J & J Enterprises, a Partnership

BY: William E. Jones

William E. Jones, General Partner

5102

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of _____

Personally appeared before me, _____, a Notary Public of said county, _____

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____ this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

J & J Enterprises, a Partnership

TO

Govindaswamy Nagarajan and wife,

Ratna Nagarajan

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared William E. Jones, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a General Partner of J & J Enterprises, a Partnership, the within named bargainor, and he as such General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Partnership by himself as a General Partner.

Witness my hand and seal, this 4th day of May, 1987 at Nashville, Tennessee.

NOTARY PUBLIC AT LARGE TENN.

Patricia Spicer Carden
Notary Public

My Commission Expires: 7-18-87

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

53500.00- CAMT.
149.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 156.30-
.00

5152A05/08/87 PM

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.41.33

IDENTIFI REFERENCE

MAY 8 1 48 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 79748