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File Box 43

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,076.63

X Lynn L. Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF May 19 87

Notary Public

MY COMMISSION EXPIRES 11-1-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Lynn L. Collins	Commerce Union Bank	104-11-0
(NAME)	(NAME)	K008.00
2118 Fairfax Ave., #8	P. O. Box 2546	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37212	Nashville, Tenn. 37219	
(CITY) (STATE) (P.O. ZIP)	(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~~, I, Timothy J. Ferguson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lynn L. Collins, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN

DavidsonCOUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

Being Unit No. 8 of Fairfax Square, a horizontal property regime established by Master Deed of record in Book 6506, page 1, and as subsequently revised in Book 6748, page 758, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Timothy J. Ferguson, unmarried by deed from Fairfax Square, a joint venture composed of Union Financial Corporation and Bryan Stanley, of record in Book 6828, page 767, Register's Office for Davidson County, Tennessee.

A part of the consideration of this transfer is the assumption of a trust deed dated April 4, 1986 and filed for record April 4, 1986 in the office of the Register of Deeds of Davidson County, Tennessee in Book 6828, page 770, and note of even date thereby secured, in the original principal amount of $68,650.00 payable to Commerce Union Bank, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee further hereby assumes the obligations under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim for payment arising from the guaranty or insurance of the indebtedness above mentioned.

This conveyance is subject to taxes for the year 1987 and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 2118 Fairfax Ave., #8, Nashville, Tn. 37212
(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, esate, 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 ti, 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 May, 19 87

X
Timothy J. Ferguson, unmarried

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy J. Ferguson, unmarried

~~or proved to me upon the basis of satisfactory evidence~~ the bargainor _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of May 19 87.

Commission expires 11-1-87

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Timothy J. Ferguson

TO
Lynn L. Collins

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
NASHVILLE, TENNESSEE 37201

27023

IDENTIFICATION REFERENCE

MAY 18 4 03 PM '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

72076.63- CAMT.
201.88 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 208.38-
8536A05/18/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27023

IDENTIFI REFERENCE

MAY 18 4 03 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 83055