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BOX 10

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,000.00

Brenda G. Butner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 1987

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES 7-12-89

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
Brenda G. Butner (NAME)	Commerce Union Bank (NAME)	15DZ30930
1357 Cardinal Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place R/E Division (STREET ADDRESS)	061-16-0-045.00
Nashville, TN 37216 (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, Dennis A. Beard and wife, Donnetta Stafford Beard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda G. Butner

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 the south 60 feet of Lots No. 38,39, and 40 and the south 60 feet of the west 40 feet of Lot No. 37 on the plan of Greenland Estates Book 974, page 13, Register's Office for said County.

Said parts of said lots fronts 60 feet on the east side of Cardinal Drive, formerly Martha Avenue, and runs back between parallel lines along the north margin of Murray Place, 190 feet to a dead line in the rear.

Being the same property conveyed to Dennis A. Beard and Donnetta Stafford, now known as Donnetta Stafford Beard by deed from J.F. Jones and wife, Mary F. Jones of record in Book 5288, page 903, Register's Office for Davidson County, Tennessee.

This conveyence is made subject to the matters set forth in the above referenced plan of record.

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
MAY 26 9 40 AM '87

IDENTIFICATION REFERENCE

2921 1

This is unimproved ( ) improved (XX property, known as 1357 Cardinal Drive (House Number) (Street) Nashville, TN 37216 (P. O. Address) (City or Town) (Post Office Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the 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 their hands this 21st day of May, 1987

Dennis A. Beard

Donnetta Stafford Beard

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Dennis A. Beard and wife, Donnetta Stafford Beard

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 they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 21st day of May, 19 87

NOTARY PUBLIC

My commission expires:

5-21-87

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

Dennis A. Beard and wife,

Donnetta Stafford Beard

TO

Brenda G. Butner

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

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
			46000.00-	CAMT.
			128.80	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 135.30-
			1009A05/26/87	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29211

IDENTIFT REFERENCE

MAY 26 9 41 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 85479