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31601

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

IDENTIFICATION REFERENCE

WARRANTY DEED

JUN 1 2 25 PM '87

REGISTER
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO MORTGAGEE:	MAP & PARCEL #
Michael R. Abrell and wife, Trina S. Abrell 3015 Windemere Circle Nashville, TN 37214	Commerce Union Bank Mortgage Loan Dept. P. O. Box 2546 Nashville, TN 37219	Map 84-8 Parcel 109

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, JAMES HAROLD FYKE AND WIFE, MALINDA C. FYKE, do hereby transfer and convey unto MICHAEL R. ABRELL AND WIFE, TRINA S. ABRELL, a tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 139 on the Plan of Lincoya Hills, Section V, of record in Book 2330, Page 35, Register's Office for said County.

SAID Lot No. 139 fronts 105.56 feet on the west side of Windemere Circle as measured around a slight curve, and runs back 237.7 feet on the north line and 254.1 feet on the south line to a dead line in the rear on which it measures 77 feet.

BEING the same property conveyed to James Harold Fyke and wife, Malinda C. Fyke by deed from J. Hank Smith and wife, Elizabeth Q. Smith of record in Book 4477, Page 706, Register's Office for said County. The last known recorded instrument relating to this property is a Deed of Trust of record in Book 4477, Page 708 of said Register's Office.

This is improved real property known as 3015 Windemere Circle, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said their MICHAEL R. ABRELL AND WIFE, TRINA S. ABRELL, their heirs, successors and assigns forever.

The undersigned covenant with the said MICHAEL R. ABRELL AND WIFE, TRINA S. ABRELL, that they are lawfully seized and possessed of said real property in fee simple; have 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 Grantees.

2. Matters set forth on the Plat of Lincoya Hills Subdivision, Section V, of record in Book 2330, Page 35, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 2446, Page 547 of said Register's Office.

Except as herein set forth we undersigned do further covenant and bind ourselves, and our heirs, successors and assigns to warrant and forever defend the title to said land to

the said MICHAEL R. ABRELL AND WIFE, TRINA S. ABRELL, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 28th of May, 1987.

James Harold Fyke
JAMES HAROLD FYKE

Malinda C. Fyke
MALINDA C. FYKE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [signature], a Notary Public in and for said State and County, the within named JAMES HAROLD FYKE AND WIFE, MALINDA C. FYKE, the within bargainors, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of May, 1987.

[signature]
NOTARY PUBLIC

My Commission Expires: 3/11/91

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $108,000.00

Michael R. Abrell Trina S. Abrell
AFFIANT

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

[signature]
NOTARY PUBLIC

My Commission Expires: 3/11/91

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

108000.00- CAMT.
302.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 308.90-
3755A06/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31601

IDENTIFICATION REFERENCE

JUN 1 2 26 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 88174