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

BOOK 7260 PAGE 455

WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO MORTGAGEE: | MAP & PARCEL # |
|---|---|---|
| Judy K. Kenner<br>2614 Mashburn Road<br>Nashville, TN 37210 | Commerce Union Bank<br>Mortgage Administration Department<br>Post Office Box 2546<br>Nashville, TN 37219 | Map # 119-11<br>Parcel # 16 |

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, J. KEVIN EDWARDS and wife, BARBARA T. EDWARDS do hereby transfer and convey unto JUDY K. KENNER, UNMARRIED, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 20 on the Plan of Laurel Acres of record in Book 2133, Page 48, Register's Office for Davidson County, Tennessee.

SAID Lot No. 20 fronts 89.2 feet on the easterly side of Mashburn Road, as measured around a curve, and extends back 148.5 feet on the north line and 161.6 feet on the south line to a dead line in the rear on which it measures 121 feet.

BEING the same property conveyed to J. Kevin Edwards and wife, Barbara T. Edwards by deed from Russell McDonald and wife, Joyce McDonald of record in Book 5573, Page 389, Register's Office for Davidson County, Tennessee.

This is improved real property known as 2614 Mashburn Road, Nashville, Tennessee 37210.

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

The undersigned covenant with the said JUDY K. KENNER, 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 Grantee.

2. Restrictive Covenants of record in Book 2150, Page 53, Register's Office for Davidson County, Tennessee.

3. Matters set forth on the Plan of Laurel Acres, of record in Book 2133, Page 48, Register's Office for Davidson County, Tennessee.

The undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend

the title to said land to the said JUDY K. KENNER, her 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 3rd day of June, 1987.

J. Kevin Edwards
J. KEVIN EDWARDS

Barbara T. Edwards
BARBARA T. EDWARDS

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Donna R. Sharp, a Notary Public in and for said State and County, J. KEVIN EDWARDS and wife, BARBARA T. EDWARDS, the within named the within bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of June, 1987.

Donna R. Sharp
NOTARY PUBLIC

My Commission Expires: 5/8/91

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $60,900.00.

Judy K. Kenner
AFFIANT

Sworn to and subscribed before me this 3rd day of June, 1987.

Donna R. Sharp
NOTARY PUBLIC

My Commission Expires: 5/8/91

33601

IDENTIFICATION REFERENCE

JUN 5 1 56 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

**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 |
|---|---|---|---|---|
| | | | 60900.00- CAMT. | |
| | | | 170.52 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 177.02- | |
| 6003A06/05/87 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 90370

3 36 01
7
Felix Z. Wilson Mb
6.5.1:36 PM 87
Receipt & Release #
Key
Lien CO
Lien