This instrument prepared by:
GAYLE T. MOYER, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

BOOK 7264 PAGE 463

SEND TAX STATEMENTS TO:
COMMERCE UNION BANK
ONE COMMERCE PLACE
NASHVILLE, TN 37219

NAME OF MORTGAGEE:
COMMERCE UNION BANK
ONE COMMERCE PLACE
NASHVILLE, TN 37219

ADDRESS NEW OWNERS:
HARRY P. STEPHENSON
2601 HILLSBORO RD., K-3, VILLAGER WEST CONDOMINIUMS
NASHVILLE, TN 37212

MAP 117, GROUP 313, PARCEL 161C0

FOR AND IN CONSIDERATION OF THE SUM OF FORTY ONE THOUSAND TWO HUNDRED ($41,200.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, FELIX B. MURPHY, JR., have this day bargained and sold and do hereby transfer and convey unto HARRY P. STEPHENSON, his heirs and assigns, the following described property:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. K-3 on the plan of Revised, The Villager Condominium Apartments, of record in book 5200, page 201, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

There is conveyed with the above described individual condominium unit an individed interest in and to the general and/or restricted common areas and facilities of the Villager Condominium Apartments, as said areas are set forth and defined in Master Deed of record in Book 5434, page 665, and in Book 5487, page 967, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

Being the same property conveyed to Felix Bernard Murphy, Jr., unmarried by warranty deed of Stephen F. Wood and wife, Nancy B. Wood of record in Book 6091, page 924, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Harry P. Stephenson, his heirs and assigns, forever.

AND GRANTOR COVENANTS with the said Harry P. Stephenson, that he is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1987 Davidson County Metropolitan taxes are a lien against the property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with grantors paying their prorata part thereof to grantee, who will be responsible for payment of said taxes when they become due. Map and Parcel No. 117-313-161CO.

2. Master Deed and By-Laws which contain restrictive covenants and other matters of record in Book 5434, page 665, and Book 5487, page 967, both in said Register's Office.

3. All matters appearing on the Plan of The Villager Condominium Apartments, of record in Book 5200, page 201, said Register's Office.

AND GRANTOR FURTHER COVENANTS and binds himself, his heirs and assigns, to warrant and forever defend the title to said property, to the said Harry P. Stephenson, his heirs and assigns, against the lawful claims of all persons, whomsoever.

And I, Ann Murphy, wife of Felix B. Murphy, Jr., do hereby join in the provisions of this instrument for the purpose of transferring and quitclaiming unto the said Harry P. Stephenson any and all right, title and interest that I might have in the foregoing described property by reason of my marital status, or otherwise.

Witness our hands on this the 10 day of June, 1987.

Felix Bernard Murphy, Jr.
FELIX BERNARD MURPHY, JR.

Ann K Murphy
ANN MURPHY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Felix Bernard Murphy, Jr. and wife, Ann Murphy, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 10 day of June, 1987.

(SEAL)

Cynthia M Beard
Notary Public

My Commission Expires:
Feb. 11, 1990

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $41,200.00.

H. P. Stephenson

Sworn to and subscribed to before me, on this the 10 day of June, 1987.

(SEAL)

Cynthia M Beard

My Commission Expires:
Feb. 11, 1990

IDENTIFICATION REFERENCE
3507-4

JUN 10 1 58 PM '87
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7264 PAGE 465

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

41C0 [illegible] CASH
115.25 CHAR
.50 PRFEE
6.00 [illegible]
CHECK 121.75-
7764AB6/10/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3507.4

IDENTIFICATION REFERENCE

JUN 10 1 59 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 92037