BOOK 7266 PAGE 622

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF June 1987.
Notary Public
MY COMMISSION EXPIRES: 3-10-90
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
EDDIE MONTGOMERY, ATTORNEY AT LAW
215 CENTERVIEW DRIVE, SUITE 150 - BRENTWOOD, TENNESSEE 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: (MORTGAGE COMPANY) | MAP-PARCEL NUMBERS |
|---|---|---|
| John D. Gruber, Jr. (NAME) | Commerce Union Bank (NAME) | 132-13-0 |
| 925 Oak Valley Lane (ADDRESS) | One Commerce Place (ADDRESS) | 043.00 |
| Nashville, TN. 37220 (CITY) (STATE) (ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | OH 10460 |

FOR AND 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, Burton F. Elrod and wife, Luana T. Elrod

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Gruber, Jr. and wife, Nancy D. Gruber

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.

BEING Lot No. 7 on the Plan of Oak Hill Valley, as of record in Book 1835, page 15 and 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Burton F. Elrod and wife, Luana T. Elrod by deed from Harrison Davis and wife Robbie B. Davis of record in Boo 6118, page 308, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 1788, page 186, and in Book 1809, page 539 said Register's Office.

This conveyance is subject to any and all existing easements of record.

35843

IDENTIFICATION REFERENCE

JUN 12 10 43 AM '87
FELIX Z. [illegible], REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property known as 925 Oak Valley Lane, Nashville, TN. 37220
(Block Number) (Street) (P.O. Address) (City or Town) (State and Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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 it, and the same is unincumbered, 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. Whenever 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 our hand s the 5th day of June 1987

Burton F. Elrod By Attorney in Fact Eddie Montgomery
Burton F. Elrod

Luana T. Elrod by Betty L. Eagle attorney in fact
Luana T. Elrod

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty R. Anglea, with whom I am personally acquainted, and who acknowledged that she executed the within instrument on behalf of Luana T. Elrod as her Attorney in Fact as the free act and deed of the within named Betty R. Anglea.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of June, 1987.

My Commission Expires:
3-11-90

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Fort, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Burton F. Elrod as his Attorney in Fact as the free act and deed of the within named Robert E. Fort.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of June, 1987.

My Commission Expires:
3-11-90

Notary Public

**WARRANTY DEED**

**FROM**

Burton F. Elrod and wife, Luana T. Elrod

**TO**

John D. Gruber, Jr. and wife, Nancy D. Gruber

**RETURN TO:**

**MONTGOMERY & ASSOCIATES**
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

**EDDIE MONTGOMERY**
ATTORNEY - AT - LAW
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

**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 |
|---|---|---|---|---|

150000.00- CASH
421.49 CHAR
.50 PRFE
6.00 WDF
CHECK 427.99-
BG03A06/12/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 5 8 4 3

IDENTIFICATION REFERENCE

JUN 12 10 45 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92912