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BOX 40 NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June 1987

Notary Public

MY COMMISSION EXPIRES 7-18-87

(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
Alfred Babich (NAME)	Commerce Union Bank (NAME)	09D56635
213-215 Hicks Road (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place, R/E Division (STREET ADDRESS)	142-11-0-057.00
Nashville, TN 37221 (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, Oliver W. Markland and wife, Phebe M. Markland

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alfred Babich

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 Lot No. 18 on the plan of Section Five Valley West, of record in Book 4175, page 64, Register's Office for said County.

Said Lot No. 18 fronts 85.00 feet on the westerly margin of Hicks Road and extends back 208.64 feet on the northerly line and 207.75 feet on the southerly line to a dead line in the rear, measuring 93.42 feet thereon.

Being the same property conveyed to Oliver W. Markland and wife, Phebe M. Markland by deed from Ann Lane Pogue and husband, Jerry Pogue of record in Book 5445, page 589, Register's Office for Davidson County, Tennessee.

This conveyence is subject to restrictive convenents of record in Book 3833, page 789, and amended in Book 3838, page 501 said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Oliver W. Markland by Phebe M. Markland as his Attorney-in-Fact pursuant to a Power of Attorney which is being placed of record with this instrument.

RECEIVED FOR RECORD AND ENTERED FOR TAX REFERENCE
DAVIDSON COUNTY, TN
JUN 15 3 23 PM 1987

36491

This is unimproved ( ) improved (X) property, known as 213-215 Hicks Road (House Number) (Street) Nashville, TN (P. O. Address) 37221 (City or Town) (Postal 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 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 hand s this 12th day of June, 1987

Oliver W. Markland Oliver W. Markland

By: Phebe M. Markland

Phebe M. Markland, Attorney-in-Fact

Phebe M. Markland

Phebe M. Markland

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Phebe M. Markland

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 she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 12th day of June, 19 87

NOTARY PUBLIC

My commission expires:

7-18-87

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

Oliver W. Markland and wife,

Phebe M. Markland

TO

Alfred Babich

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phebe M. Markland, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Oliver W. Markland as his Attorney-in-Fact as the free act and deed of the within named Oliver W. Markland.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 1987.

Notary Public

My Commission Expires:

7-18-87

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
			02000.00- CAMT.	
			229.60 CSTAX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK 236.10-	
			9420A06/15/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3649 I

IDENTIFICATION REFERENCE

JUN 15 3 23 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 93714