THIS INSTRUMENT PREPARED BY:
STEWART, BLACK & UNDERHILL, ATTORNEYS
223 MADISON STREET, SUITE 108
POST OFFICE BOX 887
MADISON, TENNESSEE 37115

NAME/ADDRESS OF NEW OWNER(S):

DOROTHY W. DOUGLASS DD
1452 EAST CEDAR LANE
MADISON, TENNESSEE 37115

MORTGAGEE(S):

COMMERCE UNION BANK
800 MAIN STREET
NASHVILLE, TENNESSEE 37206
ATTN: CONSUMER CREDIT DEPARTMENT

SEND TAX BILLS TO:

DOROTHY W. DOUGLASS DD
1452 EAST CEDAR LANE
MADISON, TENNESSEE 37115

MAP AND PARCEL NOS.:

MAP 53-9-A
PARCEL 23-00
11D-91440

36594

IDENTIFICATION REFERENCE

JUN 16 8 08 AM '87

FELIX Z. WILSCHER, REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 54,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X Dorothy W. Douglass
AFFIANT

Subscribed and sworn to before me this the 15th day of June, 1987.

Diana L. Thornton
NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-12-89

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged CLIFFORD E. STEM ET UX, CHERYL A. STEM hereinafter referred to as "GRANTOR(S)", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said DOROTHY W. DOUGLASS hereinafter referred to as "GRANTEE(S)" her heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as 1452 East Cedar Lane, Madison, TEnnessee 37115.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) her heirs and assigns forever, and we covenant with the Grantee(s), their heirs and assigns, that we are lawfully seized and possessed of the " Property " in fee simple, and have a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attached hereto and incorporated herein.

Grantor(s) further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the " Property " to Grantee(s), her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 15th day of June, 1987.

X Clifford E. Stem
CLIFFORD E. STEM

X Cheryl A. Stem
CHERYL A. STEM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said State and County, the within named CLIFFORD E. STEM ET UX, CHERYL A. STEM the Bargainor(s) with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 15th day of June, 1987.

Diana L. Mortensen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A "

BOOK 7268 PAGE 919

Land in Davidson County, Tennessee, being Unit No. 1452 of Neely's Bend Villas as of record in Book 5200, page 262, 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 Clifford E. Stem et ux, Cheryl A. Stem by deed from Joe F. bedwell et ux, Connie H. Bedwell of record in Book 6246, page 804, said Register's Office.

" EXHIBIT B "

This conveyance is subject to the following:

1. 1987 real property taxes and real property taxes for future years.

2. The Plan of record in Book 5200, page 262, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 7268 PAGE 912

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

54000.00- CAMT.
151.20 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 163.70-
9532A06716787 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36594

IDENTIFICATION REFERENCE

JUN 16 8 48 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 93819