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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,500

Elsie Lee Nivens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF June, 1987

Cynthia E. Reeder
Notary Public

MY COMMISSION EXPIRES: 5-13-89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
T. Larry Edmondson, 2nd Floor, 808 Broadway, Nashville, TN 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS.
Elsie Lee Nivens (NAME)	Commerce Union Bank (NAME)	61-6
604 Broadmoor Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	19
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	(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~~ I, Dorothy C. Harper, Executrix for the Estate of Mabel S. Michel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elsie Lee Nivens

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. 147 on the Plan of Gra-Mar Acres, Section 1, as of record in Book 2133, page 27, Register's Office for said County.

Said Lot No. 147 fronts 115 feet on the southerly side of Broadmoor Drive and runs back 150 feet on the easterly line and 208.7 feet on the westerly line to a dead line, measuring 130 feet thereon.

Being the same property conveyed to Frank S. Michel and wife, Mabel S. Michel by deed from James T. Vernon and wife, Dorothy G. Vernon of record in Book 4463, page 286, Register's Office for Davidson County, Tennessee.

The said Frank S. Michel predeceasing Mabel S. Michel, which the said Mabel S. Michel leaving a Will of record in Will Book 156, page 734, Probate Court for Davidson County, Tennessee naming Dorothy Harper as Executrix of her estate.

IDENTIFICATION

This is unimproved ( ) improved (X) property, known as 604 Broadmoor Drive Nashville 37216
(House Number) (Street) (P.O. Address) (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 My hand this 26th day of June, 1987

X

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Cynthia F. Medlin, a Notary Public in and for said County and State, the within named Dorothy Harper

the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of June, 1987

Commission Expires 5-13-89

Cynthia F. Medlin, Notary Public

NOTARY PUBLIC DAVIDSON CO.

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Dorothy Harper, Executrix for the Estate of Mabel S. Michel

TO

Elsie Lee Nivens

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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

57500.00- CONV.
161.00 CSTAX
.50 PRFE
6.00 MDED
CHECK 167.50-
390/A06/26/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40449

IDENTIFICATION REFERENCE

JUN 26 1 22 PM '87

No. 98107