· Box 8/E1

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Joe B. Rowland
3715 A Meadowbrook Avenue
Nashville, TN 37205

MORTGAGEE:
Commerce Union Bank

1 Commerce Pl., Real Estate Div.
Nashville, Tennessee 37239

MAP-PARCEL NUMBERS:
MAP 104-5
PAR 199
26W-00380

WARRANTY DEED BOOK 7281 PAGE 28

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ambrose & Maxwell, partnership

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joe B. Rowland, unmarried

hereinafter called the Grantee, Grantee's 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. A on the plan of Zone Lot Subdivision of Lot No. 434, Richland Realty Co.'s Division "C", of record in Book 421, page 31, as amended in Book 6200, page 611, both in Register's Office for said County.

SAID Lot No. A fronts 25.00 feet on the southerly margin of Meadowbrook Avenue and extends back 230.85 feet on the easterly line and 392.70 feet on the broken, westerly line to an alley in the rear, measuring 36.22 feet thereon.

Being the same property conveyed to Ambrose & Maxwell by deed from Robert W. Chick, Jr., a single man of record in Book 6940, page 222, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (~~an~~) improved property, known as 3715 A Meadowbrook Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 24th day of June, 19 87.

Ambrose & Maxwell
By: Partner
By: Partner

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of June, 19 87, before me personally appeared Ambrose & Maxwell, partnership, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: /

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Albert E. Ambrose, Jr. and Robert S. Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged theirself to be the President (or other officer authorized to execute the instrument) of the Ambrose & Maxwell, the within named bargainor, a corporation, and that he as such Partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by theirself as Partners. Witness my hand and official seal, at office in Nashville, Tennessee, this 24th day of June, 1987.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $97,500.00.

Joe B. Rowland, Jr.
Affiant

Subscribed and sworn to before me, this the 24th day of June, 1987.

My Commission Expires: 10-24-88

Notary Public

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Albert E. Ambrose, Jr. and Robert S. Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged theirself to be the partners of Ambrose & Maxwell, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by theirself as partners.

Witness my hand and official seal, this 24th day of June, 1987.

Notary Public

My commission Expires: 10-24-88

WARRANTY DEED

from:
Ambrose & Maxwell, partnership

to:
Joe B. Rowland, unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7281 PAGE 30

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
			9750.00- CAPT.	
			275.00 CSTAX	
			.50 PRFEE	
			6.00 MISC	
			CHECK 279.50-	
			4304A06/29/87 BAL .10	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40790

IDENTIFICATION REFERENCE

JUN 29 [illegible] 1987

DAVIDSON COUNTY, TENN.

No. 98493