BOOK 7281 PAGE 421

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO MORTGAGEE:	MAP & PARCEL #
Richard F. Locker and wife, Mary J. Locker 4024 Russellwood Drive Nashville, TN 37204	Commerce Union Bank Mortgage Administration Department Post Office Box 2546 Nashville, TN 37219	Map # 132-1 Parcel # 130

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, STEVEN B. LESTER AND WIFE, KATHY H. LESTER, do hereby transfer and convey unto RICHARD F. LOCKER AND WIFE, MARY J. LOCKER, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 77 on the Map of Rolling Meadows of record in Book 1424, Pages 98 and 99, Register's Office for said County, to which reference is here made.

BEING the same property conveyed to Stephen B. Lester and wife, Kathy H. Lester, by deed from Robert L. Lisensky and wife, Patricia A. Lisensky, of record in Book 5909, Page 922, said Register's Office.

THE last known instrument of record regarding this property is a Wrap-Around Deed of Trust of record in Book 5909, Page 925, Register's Office of Davidson County, Tennessee.

This is improved real property known as 4024 Russellwood Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said RICHARD F. LOCKER AND WIFE, MARY J. LOCKER, their heirs, successors and assigns forever.

The undersigned covenant with the said RICHARD F. LOCKER AND WIFE, MARY J. LOCKER, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1987 which are prorated to date of closing and assumed by the Grantees.

2. Matters set forth on the Plan of record in Book 1424, Pages 98 and 99, said Register's Office.

The undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend

the title to said land to the said RICHARD F. LOCKER AND WIFE, MARY J. LOCKER, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 26th day of June, 1987.

Steven B. Lester by Kathy H. Lester his Attorney-in-fact
STEVEN B. LESTER by His Attorney-in-fact
(BY: KATHY H. LESTER, HIS ATTORNEY-IN-FACT)

Kathy H. Lester
KATHY H. LESTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna R. Sharp, a Notary Public in and for said State and County, KATHY H. LESTER, the within named the within 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.

Donna R. Sharp
NOTARY PUBLIC

My Commission Expires: 5/8/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Donna R. Sharp, a Notary Public in and for the County and State the within named KATHY H. LESTER, 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 STEVEN B. LESTER, the bargainor, as his attorney-in-fact and as the free act and deed of the within named STEVEN B. LESTER.

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

Donna R. Sharp
Notary Public

My Commission Expires: 5/8/91

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $105,000.00.

Richard F. Locker
AFFIANT

Sworn to and subscribed before me this 26th day of June, 1987.

Donna R. Sharp
NOTARY PUBLIC

My Commission Expires: 5/8/91

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

RECEIVED OF _____

FOR _____

BOOK 7281 PAGE 423

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

105000.00- CAMA
294.00 STATE
.50 PRFEE
6.00 UDEED
CHECK 311.50-
4453A06/29/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40921

IDENTIFICATION REFERENCE

No. 98641