BOOK 7284 PAGE 871

4.1.9.06

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

IDENTIFICATION REFERENCE

JUL 1 3 11 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO MORTGAGEE:	MAP & PARCEL #
Robert N. Catanach and wife, Belinda D. Catanach 1030 Woodvale Drive Nashville, TN 37204	Commerce Union Bank Mortgage Administration Department Post Office Box 2546 Nashville, TN 37219	Map # 131-4 Parcel # 136

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, RICHARD S. WELLS and wife, AMY C. WELLS, do hereby transfer and convey unto ROBERT N. CATANACH and wife, BELINDA D. CATANACH, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 14, Block 16, on the Plan of College Park of record in Book 843, Page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Richard S. Wells and wife, Amy C. Wells, by deed from Frances Irena Acuff, unmarried, of record in Book 6976, Page 567, Register's Office for Davidson County, Tennessee.

This is improved real property known as 1030 Woodvale 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 ROBERT N. CATANACH and wife, BELINDA D. CATANACH, their heirs, successors and assigns forever.

The undersigned covenant with the said ROBERT N. CATANACH and wife, BELINDA D. CATANACH, 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 College Park, Block 16, of record in Book 843, Page 29, Register's Office for Davidson County, Tennessee.

3. Sewer easement of record in Book 3924, Page 497, Register's Office for Davidson County, Tennessee.

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 ROBERT N. CATANACH and wife, BELINDA D. CATANACH, 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 30th day of June, 1987.

Richard S. Wells
RICHARD S. WELLS

Amy C. Wells
AMY C. WELLS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna R. Sharp, a Notary Public in and for said State and County, RICHARD S. WELLS and wife, AMY C. WELLS, the within named the within bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th 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 $127,500.00.

Robert N. Catanach
AFFIANT

Sworn to and subscribed before me this 30th 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 7284 PAGE 873

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			1275[illegible].00- CA TX	
			357.00 CO TX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	363.50-
			5063A077017U7 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 1 9: 0 6:

IDENTIFICATION REFERENCE

JUL 1 3 11 PM '07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99728