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

BOOK 7305 PAGE 294

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO MORTGAGEE:	MAP & PARCEL #
Sam W. Talley and wife, S. Carolyn Talley 4828 Briarwood Drive Nashville, TN 37211	Commerce Union Bank Mortgage Administration Department Post Office Box 121999 Nashville, TN 37212-1999	Map # 147-1 Parcel # 129

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, THOMAS E. SCHOENHEIT and wife, JEAN E. SCHOENHEIT, do hereby transfer and convey unto SAM W. TALLEY and wife, S. CAROLYN TALLEY, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 562 on the Plan of Section Fourteen, Caldwell Hall, of record in Book 6485, Page 167, said Register's Office, to which reference is here made.

BEING the same property conveyed to Thomas E. Schoenheit and wife, Jean E. Schoenheit, by deed from Lynn B. Bigham and wife, Myrtle E. Bigham, of record in Book 6485, Page 167, said Register's Office.

The last known recorded instrument regarding this property is a Deed of Trust of record in Book 6829, Page 344, said Register's Office.

This is improved real property known as 4828 Briarwood Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said SAM W. TALLEY and wife, S. CAROLYN TALLEY, their heirs, successors and assigns forever.

The undersigned covenant with the said SAM W. TALLEY and wife, S. CAROLYN TALLEY, 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 Section Fourteen, Caldwell Hall, of record in Book 6485, Page 167, said Register's Office.

3. Restrictions of record in Book 3433, Page 100, as amended in Book 3436, Page 335, 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 SAM W. TALLEY and wife, S. CAROLYN TALLEY, 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 21st day of July, 1987.

THOMAS ~~W~~ E SCHOENHEIT

JEAN E. SCHOENHEIT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Donna B. Sharp a Notary Public in and for said State and County, THOMAS ~~W~~ E. SCHOENHEIT and wife, JEAN E. SCHOENHEIT, 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 Brentwood Tennessee this 21st day of July, 1987.

NOTARY PUBLIC

My Commission Expires: 5/8/91

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $112,500.00.

AFFIANT

Sworn to and subscribed before me this 21st day of July, 1987.

NOTARY PUBLIC

My Commission Expires: 5/8/91

48805

IDENTIFICATION REFERENCE

JUL 24 10 00 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

[illegible]
315.00 [illegible]
.50 [illegible]
6.00 [illegible]
[illegible]
343.AU7/24/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48805

IDENTIFI REFERENCE

JUL 24 10 00 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 107527