Box 8 cg

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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
John G. Templeton	Commerce Union Bank	MAP 104-5
3617 Westbrook Avenue		PAR 241
Nashville, TN 37205	P.O. Box 121999	26W-00180
	Nashville, Tennessee 37212-1999	

WARRANTY DEED BOOK 7306 PAGE 686

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, Frances J. Ambrose and Albert E. Ambrose, Jr., her husband hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John G. Templeton and Janet E. Trent, both 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. 470 on the plan of Richland Realty Company's Division "C", of record in Book 421, page 31, Register's Office for said County, and being described according to a survey by John Kohl & Company, P.C., Tennessee No. 100, dated June 29, 1987, as follows:

SAID Lot No. 470 fronts 60 feet on the southerly margin of Westbrook Avenue and extends back 170 feet more or less on the westerly line and 177 feet more or less on the easterly line to an alley in the rear, measuring 60 feet thereon.

Being the same property conveyed to Frances J. Ambrose by deed from Third National Bank, Trustee Under Agreement H. G. Hill / Frances Caldwell of record in Book 7289, page 809, 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.

49421 IDENTIFICATION REFERENCE JUL 27 9 27 AM '87 FELIX Z. MCLEAN JR. REGISTER DAVIDSON COUNTY, TN

This is (an) improved property, known as 3617 Westbrook 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 23rd day of July, 1987.

Albert E. Ambrose, Jr.

Frances J. Ambrose

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of July, 1987, before me personally appeared Frances J. Ambrose and Albert E. Ambrose, Jr., 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 they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE LARGE

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7306 PAGE 687

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 95,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 23rd day of July, 1987.

My Commission Expires: 10-24-88

_____
Notary Public

WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:

Frances J. Ambrose

to:

John G. Templeton and Janet E. Trent, both unmarried

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

TN 26870

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

RECEIVED OF _____

FOR _____

BOOK 7306 PAGE 688

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

950[illegible]- PAID
26 .[illegible] C/TAX
.50 [illegible]
6.00 [illegible]
CHECK [illegible]
4132A07727787 PAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49421

IDENTIFICATION REFERENCE

JUL 27 9 27 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.108210