BOOK 7308 PAGE 670

SEND TAX BILLS TO:

Commerce Union Bank

P.O. Box 2546

Nashville, TN 37219

ADDRESS OF NEW OWNER:

1020 Jackson's Valley Rd.

Hermitage, TN 37066

Map 86-7-Par 36 Lot

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00) cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated June 13, 1986 and filed for record June 13 1986, in the Office of The Recorder of Deeds of Davidson County, Tennesseein Book 6888, Page 904 , and note of even date thereby secured, in the original principal amount of $58,900.00 payable to COMMERCE UNION BANK, which debt the Grantee herein assumes and agrees to pay as part payment of the purchase price.

THE GRANTEE further hereby assumes the obligations of HARRIET STOREY under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned, I HARRIET STOREY, unmarried, have this day bargained and sold and by these presents do hereby transfer and convey unto FRED WALLACE AND WIFE, MILDRED J. WALLACE, as tenants by entirety, their heirs and assigns, forever, the following described tract or parcel of land, to-wit:

BEING Lot No. 20 on the Plan of Jackson's Retreat, Section 1, Phase 1, as of record in Book 5200, Page 286, R.O.D.C.T.

Said Lot No. 20 fronts 68 feet on the easterly margin of Jackson's View Road and fronts 80 feet on the southerly margin of Jackson's Valley Road, said frontages being joined by a curve measuring 39.27 feet; the easterly line of said lot extends back 93 feet and intersects the southerly line which measures 205 feet thereon.

Being the same property conveyed to Harriet Storey, unmarried, by deed dated 6/13/86 from Harry Edward Phillips and wife, Janice E. Phillips, of record in Deed Book 6888, Page 901, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said GRANTEES, their heirs and assigns, in fee simple, forever.

I DO COVENANT with the said GRANTEES that I am lawfully seized and possessed of said lot or parcel of land, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, EXCEPT for applicable zoning and building regulations, all visible easements, restrictions and

PREPARED BY
CHARLES H. BEATY
ATTORNEY AT LAW
668 NASHVILLE PIKE
P. O. BOX 1243
GALLATIN, TENNESSEE 37066

limitation of record, 1987 real estate taxes and the indebtedness referred to herein above assumed by the said GRANTEES.

I DO FURTHER COVENANT and bind myself, my heirs and legal representatives, to warrant and forever defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my hand this the 24th day of June, 1987.

Harriet Storey
HARRIET STOREY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainor, HARRIET STOREY, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 24th day of June, 1987.

Barbara B. Smith
NOTARY PUBLIC

My Commission Expires: 11/19/88.

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 76,500.00.

Mildred J. Walker
AFFIANT

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

Barbara B. Smith
NOTARY PUBLIC

My Commission Expires: 11/19/88.

5013.6

IDENTIFICATION REFERENCE

Jul 28 2 16 PM '87

FELIX Z. WILLIAMS 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
			76500.00- CASH 214.50 STAX .50 PRFE 6.00 MISC CHECK 220.70- 4952A07728787 BAL .30	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 0 1 3 8

IDENTIFICATION REFERENCE

Jul 28 2 17 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109015