Box 8/tl

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:
Carol Delene Holbrook	Commerce Union Bank	MAP 150-7
3240 Country Lawn Drive		PAR 216
Antioch, TN 37013	P.O. Box 121999	2D-73299
	Nashville, TN 37212-1999	

WARRANTY DEED BOOK 7309 PAGE 327

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, Ronald M. Andrews and wife, Tammi Andrews hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Carol Delene Holbrook and Deborah Faye Curtis, both unmarried as joint tenants with right of survivorship 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. 193 on the plan of "The Country", Section 5, of record in Book 5200, pages 271 & 272, Register's Office for said County.

SAID Lot No. 193, which is a corner lot, fronts 44.51 feet on the southerly margin of Country Way Road and fronts 78.53 feet on the broken, westerly margin of Country Lawn Drive, said frontages being joined by a curve having a length of 36.54 feet, and extends back 116.65 feet on the southerly line and 133.24 feet on the westerly line to a point of intersection.

Being the same property conveyed to Ronald M. Andrews and wife, Joan T. Andrews by deed from Randall Phillips Builders, Inc. of record in Book 6028, page 358, said Register's Office. Ronald M. Andrews and Joan T. Andrews were divorced by the Fourth Circuit Court for Davidson County, Tennessee, No.86D- 593. Joan T. Andrews has since conveyed her interest in subject property to Ronald M. Andrews by Quitclaim Deed of record in Book 7258, page 741, said Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5635, page 547, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Ronald M. Andrews by Tom Werner as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

This is (~~an~~) improved property, known as 3240 Country Lawn Drive, Antioch, TN 37013.

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 27th day of July, 19 87.

Tammi Andrews
Tammi Andrews

Ronald M. Andrews
Ronald M. Andrews by: Tom Werner, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of July, 19 87, before me personally appeared Tammi Andrews, 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 she executed the same as her free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7309 PAGE 328

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 $ 83,500.00.

Deborah Faye Curtis
Affiant

Subscribed and sworn to before me, this the 27th day of July, 1987.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tom Werner with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Ronald M. Andrews as his Attorney in Fact as the free act and deed of the within named Ronald M. Andrews.

Witness my hand and official seal at Nashville, Tennessee, the 27th day of July, 1987.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 1, 1987

WARRANTY DEED

from:
Ronald M. Andrews and wife, Tammie Andrews

to:
Carol Delene Holbrook and Deborah Faye Curtis, both unmarried

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

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant Tom Werner

Sworn to and subscribed before me this 27th day of July, 1987.

Notary Public

My Commission Expires: 11-1-87

CHRISTY WILKINS NOTARY PUBLIC AT LARGE

IDENTIFICATION REFERENCE

50320

RECEIVED AND DULY RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

Jul 29 9 38 AM '87

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

RECEIVED OF _____

FOR _____

BOOK 7309 PAGE 330

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
			83500.00- CAPITAL	
			233.80 STATE	
			.50 PRFEE	
			9.00 MORTG	
			CHECK 243.30-	
			5160A07/29/87 CAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50320

IDENTIFY REFERENCE

JUL 29 9 38 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109234