BOOK 7316 PAGE 34 File 27

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,650.00

James M. Hodgkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 87

Notary Public

MY COMMISSION EXPIRES: 12/1/87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDDIE MONTGOMERY, ATTORNEY AT LAW
215 CENTERVIEW DRIVE, SUITE 150 - BRENTWOOD, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (MORTGAGE COMPANY)	MAP/PARCEL NUMBERS
James M. Hodgkins (NAME)	Commerce Union Bank (NAME)	162-01-A
625 Hickory Glade Court (ADDRESS)	One Commerce Place (ADDRESS)	054.0000
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, W.L. Bainbridge, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Hodgkins and Adonia L. Fuller, tenancy in common

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 54 on the site plan of Phase II, Hickory Glade, a de minimus Planned Unit Development, of record in Book 6900, page 41, amending Book 6250, page 888, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to W.L. Bainbridge, Inc. by Deed from Roy E. Nelson and wife, Margaret L. Nelson, of record in Book 6707, page 744, and by Deed from H.L. Kieffer, unmarried, of record in Book 6707, page 753 and by Deed in Book 6703, page 795, Register's Office Davidson County, Tennessee.

Subject to restrictions of record in Book 6824, page 929, re-recorded in Book 6898, page 896, amended in Book 6824, page 952, amended in Book 6898, page 920, Book 6957, page 473, re-recorded in Book 6898, page 919 said Register's Office.

This conveyance is subject to any and all existing easements of record.

52479

IDENTIFICATION REFERENCE

Aug 4 1 29 PM '87

DELIA Z. WILKINS, REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 625 Hickory Glade Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of July 19 87

W.L. Bainbridge, Inc.
By:
W.L. Bainbridge, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W.L. Bainbridge, Inc.

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of July 19 87

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared W. L. Bainbridge and _____ with whom I am personally acquainted and who upon (his oath) (himself) acknowledged (they) to be the President and _____ respectively of the W. L. Bainbridge, Inc. the within named bargainor, and corporation, and that (he) (they) as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said W. L. Bainbridge as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Brentwood, TN on this 31st day of July 19 87

My commission expires 10/1/89

_____
Notary Public

WARRANTY DEED

FROM

W.L. Bainbridge, Inc.

TO

James M. Hodgkins and Adonia L. Fuller

RETURN TO:

MONTGOMERY & ASSOCIATES
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

EDDIE MONTGOMERY
ATTORNEY - AT - LAW
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7316 PAGE 36

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

62650.00- CAPI.
175.25 CHAN
.50 DRAI
6.00 ADD D
CHECK 181.75-
7697A08/04/87 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52479

IDENTIFICATION REFERENCE

AUG 4 1 29 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 01701