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

Mail

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO MORTGAGEE:	MAP & PARCEL #
Clinton J. Vogel 415 Bramblewood Dr. Nashville, TN 37211	Commerce Union Bank Mortgage Administration Post Office Box 121999 Nashville, TN 37212-1999	Map # 146-8 Parcel # 128

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, R. HORTON FRANK, III AND WIFE, KIM H. FRANK, do hereby transfer and convey unto CLINTON J. VOGEL, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 385 on the Plan of Section Five, Crieve Hall Estates, of record in Book 2133, Page 91, Register's Office for said County.

SAID Lot No. 385, which is a corner lot, fronts 125 feet on the southerly margin of Bramblewood Drive and fronts 145.0 feet on the easterly margin of Maywood Drive, said frontages being joined by a curve having a length of 31.42 feet, and extends back 155 feet on the easterly line and 142 feet on the southerly line to a point of intersection.

BEING the same property conveyed to R. Horton Frank, III and wife, Kim H. Frank by deed from Carson Emsweller and wife, Jean E. Emsweller of record in Book 5879, Page 538, Register's Office for Davidson County, Tennessee.

This is improved real property known as 415 Bramblewood 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 CLINTON J. VOGEL, his heirs, successors and assigns forever.

The undersigned covenants with the said CLINTON J. VOGEL, 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 Grantee.

2. Matters set forth on the Plan of Section Five, Crieve Hall Estates, of record in Book 2133, Page 91, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 2277, Page 110, said Register's Office.

4. Easement for sanitary sewers and/or storm drainage of record in Book 5703, Page 149, said Register's Office.

The undersigned do further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to said land to the said CLINTON J. VOGEL, his 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 24 day of August, 1987.

R. HORTON FRANK, III

KIM H. FRANK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Donna R Sharp, a Notary Public in and for said County and State, the within named R. HORTON FRANK, III AND WIFE, KIM H. FRANK, the 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 Nashville, Tennessee, this the 24th day of August, 1987.

Donna R. Sharp
Notary Public

My Commission Expires: 5/8/91

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $88,400.00.

Clinton J. Vogel
AFFIANT

Sworn to and subscribed before me this 24TH day of August, 1987.

Donna R. Sharp
NOTARY PUBLIC

My Commission Expires: 5/8/91

59843

IDENTIFI REFERENCE

AUG 27 1 52 PM '87

FELIX Z. HASKINS REGISTER
DAVIDSON COUNTY, TN

CHECK

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7336 PAGE 973

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
			88400.00-	CAMT.
			247.52	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	254.02-
6335A	08/27/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

598 43

IDENTIFICATION REFERENCE

AUG 27 1 52 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 10150