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

BOOK 7341 PAGE 568

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO MORTGAGEE:	MAP & PARCEL #
Keith A. Schaffner and wife, Ruby J. Schaffner 5817 Vine Ridge Drive Nashville, TN 37205	Commerce Union Bank Mortgage Administration Department Post Office Box 121999 Nashville, TN 37212-1999	Map # 103-09 Parcel # 097

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, WILBUR YOUNG and wife, BETTE ANN YOUNG, do hereby transfer and convey unto KEITH A. SCHAFFNER and wife, RUBY J. SCHAFFNER, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 27 on Plan of Hillwood Estates, Section I, of record in Book 1835, Page 117, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the north margin of Hillwood Boulevard at the corner of Lots No. 27 and 28; thence with the line between said lots, northeasterly 184 feet to a corner of Lot No. 26, being the southerly corner of a triangular part of said lot that was conveyed to T. G. Holland, Jr. and wife, by deed from Ann Miles Holland, a widow, as of record in Book 3135, Page 439, Register's Office; thence along the westerly line of said T. G. Holland, Jr.'s triangular lot, northwesterly 176.7 feet to a point in the southerly margin of Vine Ridge Drive; said point being 25 feet south west from the corner of Lots No. 26 and 27; thence along the margin of said Vine Ridge Drive, southwesterly around a slight curve, 90.80 feet to a concrete monument; thence southeasterly around another curve 38.41 feet to the north margin of Hillwood Boulevard; thence with the margin of same, easterly 320.59 feet to the point of beginning.

BEING the same property conveyed to Wilbur Young and wife, Bette Ann Young by deed from L. William Moran and wife, Sherry Stone Moran of record in Book 5481, Page 734, Register's Office for Davidson County, Tennessee.

This is improved real property known as 5817 Vine Ridge Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said KEITH A. SCHAFFNER and wife, RUBY J. SCHAFFNER, their heirs, successors and assigns forever.

The undersigned covenant with the said KEITH A. SCHAFFNER and wife, RUBY J. SCHAFFNER, 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 Hillwood Estates, Section I, of record in Book 1835, Page 117, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 2089, Page 493, said Register's Office.

The undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said KEITH A. SCHAFFNER and wife, RUBY J. SCHAFFNER, their 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 27 day of August, 1987.

Wilbur Young
WILBUR YOUNG

Bette Ann Young
BETTE ANN YOUNG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, DONNA R SHARP, a Notary Public in and for said State and County, WILBUR YOUNG and wife, BETTE ANN YOUNG, the within named the within 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 27 day of August, 1987.

Donna R. Sharp
NOTARY PUBLIC

My Commission Expires: 5/18/91

NOTARY PUBLIC AT LARGE TN

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $176,500.00.

Keith A. Schaffner
AFFIANT

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

Donna R. Sharp
NOTARY PUBLIC

My Commission Expires: 5/18/91

NOTARY PUBLIC AT LARGE TN

6147.1

IDENTIFICATION REFERENCE

SEP 1 3 28 PM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7341 PAGE 570

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			176500.00- SAMT. 494.20 CSTAX .50 DEED 6.00 MORT CHECK 501.70- .00	

8196409/01787 PAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

SEP 1 3 23 PM '87

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 11979