WARRANTY DEED

BOOK 7353 PAGE 71

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. Zone & wife, Margaret D. Zone (NAME)	Commerce Union Bank (NAME)	Map 116-8-H
(STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 121999 (STREET ADDRESS)	Parcel 188
(CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37212-1999 (CITY) (STATE) (ZIP)	

FOR AND IN 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~~ I, Betty S. Binkley, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert M. Zone and wife, Margaret D. Zone

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:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

6 5 4 1 5

IDENTIFICATION REFERENCE

SEP 15 3 41 PM '87

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 188 Moultrie Park, Nashville, Tennessee 37205
(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 successors, assigns 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 14th day of September, 1987

Betty S. Binkley

Form 3

BOOK 7353 PAGE 75

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 Betty S. Binkley the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14 day of Sept., 1987

Commission Expires: 5/13/89

Carol K. Lauer
Notary Public

STATE OF)
COUNTY OF)

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon his oath, their several oaths) acknowledged (himself, themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he, they) as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such , and attesting the same by the said as such

WITNESS my hand and official seal at office at on this day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED

FROM Betty S. Binkley, an unmarried person

TO Robert M. Zone and wife, Margaret D. Zone

RETURN TO: **Dearborn & Ewing**
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is ~~$~~ $64,000.00

Subscribed and sworn to before me this 14 day of Sept., 1987

My Commission Expires: 5/13/89

Carol K. Lauer
Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being a certain building site identified as Lot No. 188 on the Revised Plan of Sugartree, Phase 3, as of record in Book 5050, pages 67 through 71, and amended in Book 5121, page 89; Book 5162, page 632, Book 5169, page 426, Book 5186, page 958, Book 5191, page 412, Book 5210, pages 61, 212, 213, 231 and 343, Book 5222, page 468, Book 5238, page 93, Book 5259, page 833, Book 5267, page 221, Book 5298, page 54, Book 5332, page 197, Book 5365, pages 371 and 378, Book 5425, page 385, Book 5506, page 118, Book 5508, page 932, Book 5606, page 558, Book 5657, page 687, Book 6571, page 849, and Book 6727, page 462, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Betty S. Binkley, by General Warranty Deed from Capital Concepts, Inc., a Tennessee corporation, of record in Book 6579, page 376, Register's Office for said County.

The above property is conveyed subject to the following:

1. 1987 Metropolitan Government taxes.

2. Terms, conditions, easements, rights and liens as contained in an instrument executed by Sugartree Properties, Inc., recorded October 2, 1974, and recorded in Book 4857, page 157, amended in Book 4911, page 356, and further amended by second amendment of record in Book 4996, page 126, and further amended by third amendment of record in Book 5003, page 688, said Register's Office, reference to said instruments is here made, all as made applicable to Sugartree, Phase No. 3, by instrument of record in Book 5087, page 220, said Register's Office, which latter said instrument also amended Article 1, Paragraph 4 of the Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 4857, page 157, said Register's Office, and as further amended by instrument of record in Book 5152, page 401, said Register's Office, amending Article 8, Section 2 thereof. Also as further amended by instruments of record in Book 5514, page 138, and Book 5691, page 61, said Register's Office.

3. All matters as shown on the Plat of (Revised) Sugartree, Phase 3, of record in Book 5050, pages 67 through 71, said Register's Office, as amended in Book 5121, page 89, Book 5162, page 632, Book 5169, page 426, Book 5186, page 958, Book 5191, page 412, Book 5210, pages 61, 212, 213, 231 and 343, Book 5222, page 468, Book 5238, page 93, Book 5259, page 833, Book 5267, page 221, Book 5298, page 54, Book 5332, page 197, Book 5365, pages 371 and 378, Book 5425, page 385, Book 5506, page 118, Book 5508, page 932, Book 5606, page 558, Book 5657, page 687, Book 6571, page 849, and Book 6727, page 462, Register's Office for Davidson County, Tennessee.

4. Sanitary sewer easements of record in Book 3400, page 63, Book 4005, page 367 and Book 7061, page 100, said Register's Office.

5. All matters shown on survey of John Kohl & Company, P.C. dated August 28, 1987.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7353 PAGE 77

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
			364000.00- CAMT.	
			1019.20 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 1028.70-	
			2806A09/16/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6541 9

IDENTIFICATION REFERENCE

SEP 16 2 41 PM '87

DAVIDSON COUNTY, TN

No. 16471