File 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:
Jeannine Ervin
7704 Sawyer Brown Road
Nashville, TN 37221

MORTGAGEE:
Commerce Union Bank

P.O. Box 121999
Nashville, TN 37212-1999

MAP-PARCEL NUMBERS:
MAP 128
PARCEL 67
8D-42320

WARRANTY DEED

BOOK 7416 PAGE 871

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, Owen-Eason Commercial, a partnership composed of Southwinds Development, Inc. & Larry Owen, Jr. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jeannine Ervin, unmarried 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. 2 on the plan of Glenwood Trace, Section I, of record in Book 6900, page 359, Register's Office for said County.

SAID Lot No. 2 fronts 130.29 feet on the easterly margin of Sawyer Brown Road and extends back 342.19 feet on the northerly line and 368.50 feet on the southerly line to a dead line in the rear, measuring 148.62 fet thereon.

Being a part of the same property conveyed to Owen-Eason Commercial, a partnership composed of Southwinds Development, Inc. and Larry Owen, Inc. by deed from James N. Maddox, unmarried of record in Book 7277, page 5 and by Quitclaim Deed from James Notely Maddox, unmarried of record in Book 7316, page 436, both in Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7253, page 578 and By-Laws in Book 7325, page 18, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (~~xx~~)improved property, known as 7704 Sawyer Brown Road, Nashville, TN 37221.

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 5th day of November, 1987.

Owen-Eason Commercial
by: Southwinds Development, Inc., Partner
by: W. H. Eason, Jr., President

CHECK

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7416 PAGE 872

Before me, the undersigned, of the State and County aforesaid, personally appeared W. H. Eason, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the President (or other officer authorized to execute the instrument) of the Southwinds Development, Inc., a partner of Owen-Eason Commercial, the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as President. Witness my hand and official seal, at office in Nashville, Tennessee, this 5th day of November, 1987.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Oct 9, 1991

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 133,900.00.

Jeannine Ervin
Affiant

Subscribed and sworn to before me, this the 5th day of November, 1987.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Oct 9, 1991

WARRANTY DEED

from:
Owen-Eason Commercial, a partnership composed of Southwinds Development, Inc. and Larry Owen, Inc.

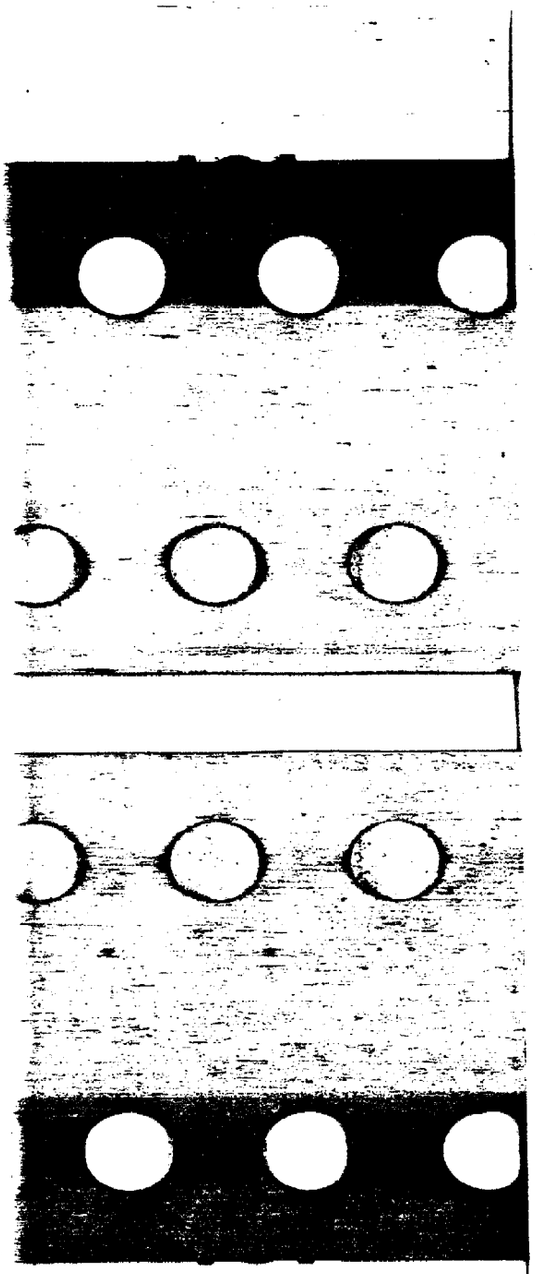
to:
Jeannine Ervin, unmarried

FELIX Z. WILKINS II REGISTER
DAVIDSON COUNTY, TN
DEC 3 9 47 AM '87

IDENTIFICATION REFERENCE:

8 7 1 5 2

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



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7416 PAGE 873

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
			133900.00- CAMT.	
			374.92 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 381.42-	
7987A	12/03/87		BAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8:7:52

IDENTIFICATION REFERENCE

Dec 3 9 47 AM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

No. 41049