482 03/28 161.20- CHECK

BOOK 5584 PAGE 61 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$59,528.81 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March 1980.

Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TITLE ESCROW, INC. (NAME) 311 Plus Park Blvd, Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael C. & Vicki L. Smartt (NAME)	Engel Mortgage Company (NAME)	75-11
657 Netherlands Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	Par. 95
Hermitage Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	4D-67451

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, Jerry W. Cornett and wife, Virginia E. Cornett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael C. Smartt and wife, Vicki L. Smartt, as tenants by the entirety

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 Lot No. 224 on the Plat of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, page 140, said Register's Office, to which plan reference is made for a more complete Description.

BEING the same property conveyed to Jerry W. Cornett and wife, Virginia E. Cornett by deed from Bobby Smith Builders, Inc. of record in Book 5094, page 218, Register's Office for Davidson County, Tennessee.

FOR and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain Trust Deed dated December 4, 1976, and filed for record December 7, 1976, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5094, page 220, and note of even date thereby secured, in the original principal amount of $38,650.00 payable to Engel Mortgage Company which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of Jerry W. and Virginia E. Cornett under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. Escrow account and insurance to be transferred to Grantee.

THIS conveyance subject to Restrictive Covenants of record in Book 4849, page 767; Book 5028, page 357; Book 5020, page 58 and Book 5545, page 321 and such easements and setback lines of record in Book 4675, page 140, said Register's Office.

This is improved (XX) unimproved ( ) property, known as 657 Netherlands Drive (House Number) (Street) Hermitage, Tn. 37076 (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 our hands this 17th day of March, 1980

Jerry W. Cornett

Virginia E. Cornett

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry W. Cornett and Virginia E. Cornett

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of March 1980

Commission expires 7/19/81

Notary Public

STATE OF TENNESSEE
Davidson County

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 purposes 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 the day of, 19.

My commission expires

Notary Public

WARRANTY DEED

FROM

Jerry W. Cornett and wife,

Virginia E. Cornett

TO

Michael G. Erskine and wife,

Patricia H. Erskine

F 82593

IDENTIF. REFERENCE

MAR 28 11 07 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5584 PAGE 63

FOR

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

55520.01- CO
154.70 CO TX
.50 PRFEE
6.00 RECRD
CHECK 161.20-
0482A03/28/00 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.82593

REGISTER'S OFFICE
MAR 28 11 07 AM '00

No. 749504