OFFICIAL RECEIPT

BOOK 5870 PAGE 267

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

LINDA J. SMITH

TO

TERRY DeSELMS, ET UX

For draftsman's use

mal

This instrument prepared by:
SCHULMAN, LE ROY & BENNETT, P. C.
P. O. BOX 2707
NASHVILLE, TENN. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TERRY DeSELMS, ET UX (NAME)	Mortgage Administration Dept. (NAME)	148-8
605 Long Hunter Ct (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 2546 (STREET ADDRESS)	.248
Nashville TN 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

APR 6 3 15 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

G 8.6.1.3 6

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 42,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April, 1982

Notary Public

MY COMMISSION EXPIRES: 4-22-85

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100 ($10.00) ---------- DOLLARS cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of a Deed of Trust executed by Richard A. Smith, Jr. and wife, Linda J. Smith to J. G. Palmer Trustee, of record in Book 5531, page 275, Register's Office for Davidson County, Tennessee, to secure to Commerce Union Bank an indebtedness in the amount of $38,500.00, and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fee.

LINDA J. SMITH

have bargained and sold, and by these presents do transfer and convey unto the said

TERRY DeSELMS and wife, JEAN DeSELMS, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 187 on the plan of Section Ten, Terragon Trails, of record in Book 5190, page 173, Register's Office for Davidson County, Tennessee

Said Lot No. 187 fronts 30 feet on the southeasterly margin of the cul-de-sac at the terminus of Xavier Court and extends back 133.15 feet on the northerly line and 100.81 feet on the southwesterly line to a dead line in the rear measuring 150 feet thereon.

Being the same property conveyed to Richard A. Smith, Jr. and wife, Linda J. Smith, by deed from Marion Thurman and wife, Eva M. Thurman, of record in Book 5531, page 272, Register's Office for Davidson County, Tennessee. The said Richard A. Smith Jr., having been subsequently divested of his interest by decree of the Circuit Court of Davidson County, Tennessee, of record in Book 5868, page 85, Register's Office for Davidson County, Tennessee

This conveyance is subject to restrictive convenants of record in Book 5341, page 979, Register's Office for Davidson County, Tennessee, and a Plan of record in Book 5190, page 173, said Register's Office, showing an owner's certificate, a 20 foot minimum building setback line from Xavier Court and a 10 foot easement for public utility and drainage purposes along the rear line of said lot, and a utility anchor easement located on the northerly front corner of said lot, and a 5 foot easement for public utility and drainage purposes along the northerly line per plan of record,

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a survey by McConnell Engineering dated 10-25-79 discloses that the gravel drive serving the premises encroaches onto the 5 foot utility and drainage easement and onto the utility anchor easement

WD-2

This is unimproved ( ) improved (X) property, known as 808 Xavier Court, Antioch, Tennessee 37013
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said TERRY DeSELMS and wife JEAN DeSELMS, their heirs and assigns, forever.

And I do covenant with the said TERRY DeSELMS and wife, JEAN DeSELMS that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for taxes for 1982 which are hereby assumed by the grantee and as otherwise set forth herein

And LINDA J. SMITH do further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said TERRY DeSELMS and wife, JEAN DeSELMS, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 31st day of March, 19 82

LINDA J. SMITH

Linda J Smith

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Annie G Smith, a Notary Public in and for said County and State, the within named LINDA J. SMITH

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 31st day of March, 1982.

Annie G Smith, Notary Public.

Commission Expires 4-21-85

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires .

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5870 PAGE 269

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
			42500.00- CO	
			110.50 CO TX	
			.50 PRFEE	
			6.00 TDEED	
			CHECK 117.00	
			0659A04/06/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

APR 6 3 15 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 874860