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BOOK 5091 PAGE 803

IDENTIF. REFERENCE

JAN 12 11 17 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,300.00

Leslie T Canada
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 19 83

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie T. Canada (NAME)	Union Modern Mortgage Corporation (NAME)	48-4775
3206 Gordon Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Drawer 3318 (STREET ADDRESS)	75-14
Hermitage, TN. 37076 (CITY) (STATE) (P O ZIP)	Little Rock, AR. 72203 (CITY) (STATE) (ZIP)	17

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, Thomas L. Smith, Sr. et ux Martha D. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leslie T. Canada, unmarried

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:

BEING Lot No. 145 on the Plan of Hermitage Estates, of record in Plat Book 3300, Pages 70 and 71, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Thomas L. Smith and wife, Martha D. Smith by deed from Malvin Homes, Inc., of record in Book 3835, Page 401, said Register's Office.
Thomas L. Smith and Thomas L. Smith, Sr. is one in the same person.

THIS conveyance is subject to restrictions of record in Book 3403, Page 556, said Register's Office.

THIS conveyance is subject to a public utility and drainage easement; drainage easement; utility anchor easement; and building lines, of record in Plat Book 3300, Pages 70 and 71, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved ( ) property, known as 3206 Gordon Lane (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 hand s this 10TH day of JANUARY, 1983

Thomas L. Smith, Sr. Thomas L. Smith Sr.

Martha D. Smith Martha D. Smith

STATE OF TENNESSEE
Davidson County

BOOK 5391 PAGE 810

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas L. Smith, Sr. et ux Martha D. Smith

the bargainor, 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 10TH day of JANUARY, 19 86

Commission expires 7-27-86

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
Thomas L. Smith, Sr.

TO
Leslie T. Banada

title escrow, inc. dba
suite 218
640 spence lane
nashville, tennessee 37217

File Box #24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5931 PAGE 811

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

[illegible] CO
126.00 CO TX
.50 PRFEE
6.00 [illegible]
CHECK 132.00-
07[illegible]01/12/85 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 5 7 0 8

IDENTIF. REFERENCE

JAN 12 11 17 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 920819