6044

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,850.12

David C. Rowe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF September, 1983

Notary Public

MY COMMISSION EXPIRES: 4/22/84
(AFFIX SEAL)

BOOK 6141 PAGE 690

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys 1208 Fidelity Federal Building Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. Rowe (NAME)	Citicorp Homeowners Services, Inc. (NAME)	74-8-25
7016 Bonnamere Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 27377 (STREET ADDRESS)	4D-33744
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63141 (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, Alan M. Smith and wife, Patricia M. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David C. Rowe and wife, Linda M. Rowe

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. 814 on the Plan of Hermitage Hills, Section 7, according to a plat of record in Book 3300, pages 62 and 63, Register's Office for said County.

Said Lot No. 814 fronts 80.95 feet on the easterly margin of Bonnamere Drive and extends back eastwardly between two lines, measuring 155.1 feet on the northerly line and 152.08 feet on the southerly line, to a dead line measuring 91.43 feet.

Being the same property conveyed to Alan M. Smith and wife, Patricia M. Smith, by deed from David P. Mayer and wife, Shannon M. Mayer, of record in Book 5286, page 247, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3399, page 446 and amended in Book 3404, page 165 Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein to Mercantile Mortgage Company in the original principal amount of $41,250.00 of record in Book 5286, page 249 and re-recorded in Book 5310, page 484, Register's Office for Davidson County, Tennessee. Assigned to Citicorp Homeowners, Inc. by instrument in Book 5841, page 974, Register's Office for Davidson County, Tennessee.

09/21 149.24- CHECK

This is improved (X) unimproved ( ) property, known as 7016 Bonnamere Drive, Hermitage, Tennessee 37076
(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 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 16th day of September, 19 83

Alan M. Smith

Patricia M. Smith

9097

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 Alan M. Smith and wife, Patricia M. Smith

the bargainor s, 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 16th day of September, 1983

Commission expires 4/22/84

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
Alan M. Smith and wife,
Patricia M. Smith

TO
David C. Rowe and wife,
Linda M. Rowe

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

H 7 4 9 8 0

IDENTIF. REFERENCE

SEP 21 1 35 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
			54850.12 CO	
			142.74 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 149.24-	
9097A	09/21/83		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.4980

IDENTIF. REFERENCE

SEP 21 1 35 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 980344