BOOK 6227 PAGE 650

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $ 56,438.93

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY 19 84

Notary Public

MY COMMISSION EXPIRES: July 18 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul R. Smith (NAME)	Engel Mortgage Company, Inc. (NAME)	108-8
3210 Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	211
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35201 (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, Atlantic Realty, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul R. Smith and wife Janice L. Smith

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. 242-B, Zone Lot Division of Lots 241, 242 and 243, Section 2, Larchwood, as of record in Plat Book 5800, page 195, Register's Office for said County, to which plan reference is hereby made for a more accurate and complete description of said lot.

BEING the same property conveyed to Atlantic Realty, Inc. by deed from R. W. Flowers and wife, Joy L. Flowers of record in Book 6142, page 742, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 6079, page 236, Book 5688, page 696, Book 5681, page 532 and Book 6011, page 130, Register's Office for said County.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6106, page 352, of the Register's Office for Davidson County, Tennessee, to Engel Mortgage Company, Inc. which the grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the grantee herein.

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

CHECK

This is ( ) unimproved ( ) improved XX property, known as 3210 Elm Hill Pike Nashville TN 37214
(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 my hand this 28TH day of JANUARY, 19 84

Atlantic Realty, Inc.

by Gordon Ware - Secretary Treasurer

1534 02/07 153.

STATE OF TENNESSEE }

BOOK 6227 PAGE 651

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE }
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gordon Weaver and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the Secretary-Treasurer and _____ respectively of the Atlantic Realty, Inc. the within named bargainor, a corporation, and that (he) (they) as such Secretary-Treasurer 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 Gordon Weaver as such Secretary-Treasurer, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 18TH day of JANUARY, 19 84

My commission expires July 18, 1987

Notary Public

WARRANTY DEED

FROM Atlantic Realty, Inc.

TO Paul R. Smith

I 0 1 9 5 7

IDENTIF. REFERENCE

FEB 7 10 12 AM '84

FELIX ... REGISTER
DAVIDSON COUNTY, TN

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6227 PAGE 652

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
			56438.93-	CAMT.
			146.64	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 153.14-
			1534A02/07/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1957.

IDENTIF. REFERENCE

FEB 7 10 12 AM '84

No. 11796