#3660

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
Suite C-11, The Paddock
229 Ward Circle
Brentwood, Tennessee 37027

Box 38

BOOK 6489 PAGE 194

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward J. Smith (NAME)	New Owner (NAME)	Map 131-9, Parcel 29,
4605 Twinmont Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Field Book FH-9875
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(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, HELEN M. RODGERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD J. SMITH

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 7, Section III on the Plan of Seven Hills as of record in Plat Book 2663, page 89, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Helen M. Rodgers by deed from Third National Bank in Nashville, as Trustee, of record in Book 5708, page 188, and by quitclaim deed from Joe M. Rodgers of record in Book 5792, page 774, said Register's Office.

This conveyance is made subject to 1985 Taxes, which have been prorated and assumed by the Buyer; (2) Restrictions of record in Book 2881, page 552; (3) All matters appearing on the Plan of record in Plat Book 2663, page 89, said Register's Office.

Joe M. Rodgers, husband of Helen M. Rodgers, hereby joins in the execution of this instrument for the purpose of conveying any and all interest, including, but not limited to all marital rights, which he may have in the subject property.

I 8 1 7 4 3

IDENTIF. REFERENCE

FEB 7 3 15 PM '85

FELIX A. BILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 4605 Twinmont Court Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31 day of January, 19 85

Helen M. Rodgers
HELEN M. RODGERS

J. M. Rodgers
JOE M. RODGERS

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HELEN M. RODGERS and husband, JOE M. RODGERS the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 1985.

My commission expires 1/19/88 Notary Public Kim W. Griffith

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand and official seal, at _____ this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February 1985

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL) Notary Public

02/07/1007.50- CHECK

3613

WARRANTY DEED

FROM HELEN M. RODGERS

TO EDWARD J. SMITH

Please return to:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

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

385000.CO- CAMT.
1001.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 1007.50-
9613A02/07/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I. 8. 1. 7. 4. 3.

IDENTIF. REFERENCE

FEB 7 3 15 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 107055