Box 10

FORM NO. WB-1

BOOK 5625 PAGE 138

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,500.00

Margaret Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF AUGUST, 19 85

Janet A. Davis
Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GARY ALAN SMITH et ux (NAME)	RAINIER FINANCIAL SERVICES (NAME)	075-13-0 030
3842 Bonnacreek Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box C-34040 (STREET ADDRESS)	04 D 32106
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Seattle, Washington 98124-1040 (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, JAMES A. FRANKLIN, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY ALAN SMITH et ux CLAUDIA M. 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..360 on the Plan of Section Three, Hermitage Hills, of record in Book 2900, page 97, Register's Office for said County.

SAID Lot No. 360 fronts 91.12 feet on the northwesterly margin of Bonnacreek Drive and extends back 180.0 feet on the northeasterly line and 180.0 feet on the southwesterly line to a broken line in the rear, measuring 71.8 feet thereon.

BEING the same property conveyed to James A. Franklin, by deed from William V. Sawyer and wife, Mary E. Sawyer of record in Book 6123, page 782, Register's Office for Davidson County, Tennessee.

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 to GREATER SUBURBAN MORTGAGE COMPANY, of record in Book 5288, page 10, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. Said Loan is now with RAINIER FINANCIAL SERVICES.

This is improved (X) unimproved ( ) property, known as 3842 Bonnacreek 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 my hand this 1st day of August, 19 85

James A. Franklin

JAMES A. FRANKLIN

CHECK 35.00 175.00 315

STATE OF TENNESSEE
Davidson County

BOOK 6625 PAGE 139

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named JAMES A. FRANKLIN, a single person,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of August 19 85.

Commission expires 1-10-89

Janet A. Davis
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

TO

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

IDENTIFI REFERENCE

AUG 1 3 23 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

26846

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 562 PAGE 140

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			65500.00- CONT 170.30 CSTAX .50 PRFEE 6.00 WDEED CHECK 176.80- 5315A08/07/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26846

IDENTIFICATION REFERENCE

AUG 7 3 23 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 161327