B0420

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Larry M. McCormick, et ux 605-45th Avenue, North Nashville, TN	Atlantic Coast Mortgage Company 3819 South George Mason Drive, #G Baileys Crossroads, VA 22041	12W-38050 91-12-138

WARRANTY DEED BOOK 5638 PAGE 136

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Steve R. Smith and wife, Shirley Ann Smith, have bargained and sold, and by these presents do transfer and convey unto the said Larry M. McCormick and wife, Rosa Marie McCormick, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 58 and 60 of Block No. 53, Plan No. 1 West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County.

Said Lots Nos. 58 and 60 front together 50 feet on the westerly side of 45th Avenue North, formerly 4th Street, and run back between parallel lines, with the southerly margin of an alley, 110 feet to an alley in the rear.

Being the same property conveyed to Steve R. Smith by deed from Fannie J. Francis, a widow of record in Book 5525, Page 67, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: 605 45th Avenue, North, Nashville, TN

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.

Whenever 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 hands this 23 day of ~~June~~ August, 1985.

Steve R. Smith
STEVE R. SMITH

Shirley Ann Smith
SHIRLEY ANN SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6638 PAGE 137

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEVE R. SMITH AND WIFE, SHIRLEY ANN SMITH, 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 23 day of August, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $31,000.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 23 DAY OF August, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-17-88

3 1 1 3 3

IDENTIFICATION REFERENCE

Aug 26 8 50 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 832-0138

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6638 PAGE 138

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

31000.00- CONT.
80.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 87.10-
0650A08/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1 1 3 3

IDENTIFICATION REFERENCE

Aug 26 8 50 AM 85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 166435