6404

FORM NO. WD-1

BOOK 6651 PAGE 279

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,920.00

Ronald K. Leu
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September, 19 85

Notary Public

MY COMMISSION EXPIRES: 4-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GULLETT SANFORD & ROBINSON 230 Fourth Avenue North Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madison Smith and wife, Ada L. Smith (NAME)	Same (NAME)	117-13-B-49
54 Revere Park (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205 (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, WE, Union Financial Corporation, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Madison Smith and wife, Ada 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 a certain building site identified as Lot No. 805, on the Plan of Abbottsford of record in Plat Book 6250, pages 419-421, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Union Financial Corporation, a Tennessee corporation by deed from Abbott Martin Corporation, a Tennessee corporation of record in Book 6621, page 469, Register's Office for Davidson County, Tennessee.

This property is unencumbered except for the 1985 taxes which have been prorated and assumed by grantee. Restrictive Covenants and Reciprocal Easements dated January 21, 1985 of record in Book 6478, page 177, said Register's Office, amended in Book 6530, page 242, said Register's Office; Restrictive Covenants for Abbottsford of record in Book 6537, page 303, amended in Book 6576, page 509, said Register's Office; further amended in Book 6578, page 302, said Register's Office, further amended in Book 6591, pages 347 and 352, and in Book 6592, page 400, said Register's Office. Further amended in Book 6601, page 966, and in Book 6607, pages 519, 524, and 529, said Register's Office. Water line easements of record in Book 1286, page 690, Book 1037, page 572, said Register's Office. The Plat of Phase One of Abbottsford, a planned unit development, of record in Plat Book 6250, pages 419-421, said Register's Office shows an owner's certificate, dedication of common areas and various easements. A Subdivision Plat of the Frank R. Leu Property of record in Book 6250, page 418, and a storm water detention agreement of record in Book 6555, page 328, said Register's Office.

unimproved (X)
This is improved ( ) property, known as Lot 805 Abbottsford Nashville, Tennessee 37215
(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 9th day of September, 19 85

UNION Financial Corporation, a Tennessee corporation

BY: Ronald K. Leu, Exec. V.P.

STATE OF TENNESSEE
Davidson County

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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, (or proved to me on the basis of satisfactory evidence) 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___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, Laura S. Wehby a Notary Public in and for the State and County aforesaid, personally appeared Ronald G. Grizzard

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Vice President of ~~the~~ Union Financial Corporation a corporation, and that he as such Executive Vice President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Executive Vice President.

Witness my hand and official seal at Nashville, Tenn. this 5th day of Sept., 1985.

Laura S. Wehby Notary Public

Commission Expires July 17, 1988

WARRANTY DEED

FROM

TO

34959

IDENTIFICATION REFERENCE

SEP 9 3 38 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6651 PAGE 281

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
			79920.00- CAMT.	
			207.74 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 214.24-	
5140A	09/09/85		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 4 9 5 9

IDENTIFICATION/REFERENCE

SEP 9 3 30 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 170917