BOOK 6699 PAGE 792

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,456.53

Bruce HySmith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 19 85.

Notary Public

MY COMMISSION EXPIRES: November 1, 1987
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, 494 Bell Road, Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce HySmith (NAME)	Mortgage and Trust, Inc. (NAME)	150-02-0
3128 Justin Towne Ct. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2885 (STREET ADDRESS)	33800
Antioch, TN 37017 (CITY) (STATE) (P. O. ZIP)	Houston, TX 77252 (CITY) (STATE) (ZIP)	02 D 72182

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, Major R. Warner and wife, Lori C. Warner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce HySmith and wife, Kathy HySmith

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:

Being Lot No. 22B of Justin Towne, Resubdivision of Lots 13 through 26, of record in Book 5200, Page 528 and re-recorded as Zone Lot Division of Lots 16, 21 and 22 of record in Book 5200, Page 681, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Major R. Warner and wife, Lori C. Warner by deed from PhilHall Corporation, of record in Book 6197, Page 331, and re-recorded in Book 6207, Page 71 Register's Office for Davidson County, Tennessee.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Commerce Union Bank of record in Book 6482, Page 410, said Register's Office with a present unpaid balance of approximately $ 47,456.53, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

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

This is unimproved ( ) improved (X) property, known as 3128 Justin Towne Ct., Antioch, TN 37017
(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 our hand s this 31st day of October, 19 85

~~Major R. Warner~~ Major R. Warner
~~Lori C. Warner~~ Lori C. Warner

2847

STATE OF TENNESSEE
Davidson County

BOOK 6699 PAGE 793

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Major R. Warner and wife, Lori C. Warner

the bargainors, 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 October, 19 85.

Notary Public

Commission Expires November 1, 1987

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

4 3 7 5 3

FROM

Major R. Warner and wife, Lori C. Warner

TO

Bruce HySmith and wife, Kathy HySmith

TENNESSEE REAL ESTATE TRANSFER

NOV 1 1985

FEE $ _____

STATE TAX $ _____

GARY B. FISHER
ATTORNEY AT LAW
SUITE 12 VILLAGE SQUARE CENTER
494 BELL ROAD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

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

RECEIVED OF_____ BOOK 6699 PAGE 794

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

52456.52 PART
136.50 STAT
.50 DEF
6.00 DP 7
CHECK 148.00 -
2847A11/01/95 BSL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 0 7 6 5

IDENTIFICATION

Nov 1 2 23 PM '95

No. 188150