This Form furnished by Attorneys Title Company, Inc.

BOOK 6768 PAGE 416 Form No. WD-3

FROM

Wilberto Oquendo and wife,

Anna Maria Oquendo

TO

Delmar Ray Smith and wife,
Betty F. Smith

For draftsman's use

This Instrument Prepared By:
SEWELMAN, LeROY & BENNETT, P.C.
P. O. BOX 2707
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Delmar Ray Smith et ux (NAME)	Same (NAME)	75-8. 131
5336 Vanderbilt Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Mt. Juliet TN 37122 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

7102 i.

IDENTIFICATION REFERENCE

JAN 23 10 30 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 54,600.00 Delmar R Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 19 85

Annie Thompson
Notary Public

MY COMMISSION EXPIRES: 5-13-88

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- **DOLLARS**

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

WE, WILBERTO OQUENDO and wife, ANNA MARIA OQUENDO

have bargained and sold, and by these presents do transfer and convey unto the said

DELMAR RAY SMITH and wife, BETTY F. SMITH

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

Form No. WD3a

Being Lot No. 477 on the Plan of Tulip Grove Subdivision, Section 8, of record in Book 4660, page 56, Register's Office for Davidson County, Tennessee.

Said Lot No. 477 fronts 100 feet on the westerly margin of Frankfort Drive and extends back between lines 164.36 feet on the southerly line, and 173.30 feet on the northerly line, and to a line on the rear on which it measures 100.38 feet.

Being the same p operty conveyed to Wilberto Oquendo by deed from Velda Martz of record in Book 5769, page 994, Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants contained in instrument of record in Book 4750, page 845, Register's Office for said County; and restrictions and easements of record as shown on the Plan of record in Book 4660, page 56 of the Register's Office for said County.

It is understood that the Buyers are assuming the current obligation of the Sellers to the Electric Power Board of Metropolitan Government of Nashville and Davidson County of record in Book 6539, page 59 of the Register's Office for Davidson County, in the original principal amount of $4,175.00. It is also understood that if the Buyers are not approved by the Electric Power Board of Metropolitan Government of Nashville and Davidson County to assume said obligation, the Buyers shall be obligated to pay the balance of said obligation in full.

This is unimproved ( ) improved (X) property, known as 620 (House Number) Frankfort Drive (Street), Hermitage (P. O. Address: City or Town), Tennessee 37076 (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said DELMAR RAY SMITH and wife, BETTY F. SMITH their heirs and assigns, forever.

And we do covenant with the said DELMAR RAY SMITH and wife, BETTY F. SMITH 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., except as hereinbefore set forth and taxes due for the year 1986 which the grantees herein assume and agree to pay.

And we, WILBERTO OQUENDO and wife, ANNA MARIA OQUENDO do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said DELMAR RAY SMITH and wife, BETTY F. SMITH, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 22nd day of January, 19 86, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Wilberto Oquendo

Anna Maria Oquendo

Form No. WD3b

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STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Anna G Smith, a Notary Public in and for said County and State, the within named WILBERTO OQUENDO and wife, ANNA MARIA OQUENDO

the bargainor___, 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 22nd day of January, 19 86.

Anna G Smith Notary Public

Commission Expires 5-13-89

NOTARY PUBLIC A CLARE SMITH STATE OF TENNESSEE

STATE OF .....
County of .....

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
COUNTY OF DAVIDSON

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_____

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
			54600.00- CONT.	
			141.96 CSTAX	
			.50 PRFEE	
			9.00 MORTG	
			CHECK	151.46-
8519A01/23/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1021.

IDENTIFICATION REFERENCE

JAN 23 10 30 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 213216