FORM NO. WD-1

17609

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 19 86

Notary Public

MY COMMISSION EXPIRES: 6-19-87

(AFFIX SEAL)

BOOK 6775 PAGE 621

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
WILLIAM B. KANE	CityFed Mortgage Company	MAP 83-8
(NAME)	(NAME)	
1030 Mitchell Road	404 BNA Drive, Suite 201	PAR 24
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206	Nashville, TN 37217	15 DA 51735
(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, JAMES R. SMITH AND WIFE CYNTHIA W. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM B. KANE and wife, BETTIE L. KANE

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. 37 Plan of Rosewood Heights, Section Two, as of record in Book 2133, page 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to James R. Smith by Quit Claim Deed from William B. Kane and wife, Bettie L. Kane of record in Book _____ Page _____, Register's Office for Davidson County, Tennessee.

7 3 4 6 0

IDENTIFICATION REFERENCE

FEB 3 11 24 AM '86

FELIX Z. [illegible] REGISTER

This is unimproved ( ) improved (X) property, known as 1030 Mitchell Road, Nashville, TN 37206

(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 his hand this 29th day of January, 19 86

JAMES R. SMITH

CYNTHIA W. SMITH

Cynthia W Smith

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named ~~JAMES R. SMITH~~ ET UX CYNTHIA W. 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 29th day of January, 19 86

Commission Expires 4-19-87

Notary Public

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

FROM

JAMES R. SMITH

TO

WILLIAM B. KANE

BETTIE L. KANE

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

RECEIVED OF _____

FOR _____

BOOK 6775 PAGE 623

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
			71581.00- CAPIT.	
			164.60 CSTAX	
			.50 PRFEE	
			6.00 ADDL PG	
			SUBTOTAL 181.10-	
			1468A02/03/86 DEL .20	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7-34600

IDENTIFICATION/REFERENCE

FEB 3 11 24 AM '86

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

No. 216113

...FORMS, INC