This Instrument Prepared By:

THOMAS N. JONES
Attorney at Law
339 Main Street, Suite 100
Franklin, TN 37064

Mail

Address New Owners:	Send Tax Bills To:	Map/Parcel
Sherri F. Smothers	Singleton Mortgage Corp.	133-3-51
166 Antioch Pike	6263 Poplar, Suite 100	
Nashville, TN 37211	Memphis, TN 38119	

WARRANTY DEED

BOOK 6777 PAGE 127

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, I, **William A. Bell**, hereinafter known at Grantor, have this day bargained and sold and do hereby transfer and convey unto **Sherri F. Smothers**, her heirs and assigns, the following described tract or parcel of land lying, located and being in the County of Davidson, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being a part of Lot No. 18 on the Map of Hinchey Petway's Subdivision of record in Minute Book "1", page 442, of the Chancery Court at Nashville and described as follows:

Beginning at a point in the northerly margin of the Antioch or Mill Creek Road at the SE corner of a 7.6 acre tract purchased by C. M. Rogers and wife, Octavia Rogers from L. C. Yates and wife, Nannie Yates, which is described in deed registers in Book 919, page 752, RODC, TN; runing thence S 87°30'W 69 ft. along the said northerly margin of the Antioch or Mill Creek Valley Road to a point; thence N 3°E 220 ft. to a point; thence N 87°30'E 69 ft. to a point in the easterly line fo the said tract purchased by C.M. Rogers and wife, Octavia Rogers; thence S 3°W 220 ft. along said easterly line of said tract to the point of beginning.

Included therein but expressly excluded therefrom is the following described property.

A strip or parcel of land in the 30th Councilmanic District of Metropolitan Government of Nashville & Davidson County, TN, being part of Lot No. 18 on the Map of Hinchey Petway's Subdivision, of record in Minute Book "I", page 442, of the Chancery Court at Nashville and described as follows:

Said strip or parcel of land fronts 69 ft. on the present north margin of Antioch Pike and runs back between parallel lines 18.50 ft. on the E line and 19.15 ft. on the west line to points on the new relocated N margin of Antioch Pike on which it measures 69.10 ft. thereon, the same being parallel to and 30 ft. from the new relocated centerline of said Pike.

BEING the same property conveyed to William A. Bell by deed from Gaylor E. Cole and wife, Vivian R. Cole, of record in Book 6757, page 749, RODC, TN.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Grantee, her heirs and assigns, forever.

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered, except as follows: BOOK 777 PAGE 128

1. Taxes for the year 1986 are a lien against the property, but same are not yet due and payable. Said taxes have been prorated between the parties, with grantor paying his pro rata part of said taxes to grantee, who will be responsible for payment of 1986 taxes when they become due and payable.

2. Applicable building and zoning regulations.

3. Such state of facts as an accurate survey would disclose.

4. All existing highway, roadway and utility easements.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said property to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

And Sally Bell, wife of William A. Bell, joins in the conveyance of this property for the purpose of conveying whatever interest she may possess by reason of her marital status.

WITNESS OUR HANDS on this 31st day of January, 1986.

William A Bell
WILLIAM A. BELL

Sally Bell
SALLY BELL

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Margaret Ann Smith, a Notary Public in and for said County and State, William A. Bell and wife, Sally Bell, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin on this the 31st day of January, 1986.

Margaret Ann Smith
NOTARY PUBLIC

My Commission Expires: 5/22/89

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 45000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

BOOK 0777 PAGE 129

Sherri L. Smothers
Affiant

Sworn to and subscribed before me this 31st day of January, 1985.

Margaret Ann Smith
Notary Public

My Commission Expires: 5/22/89

NOTARY PUBLIC

740647

IDENTIFICATION REFERENCE

FEB 5 8 31 AM '86

FELIX Z. GROOMS, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6777 PAGE 130

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
			45000.00- CONT.	
			117.00 CSTAX	
			.50 PRFEE	
			5.00 MTGED	
			CHECK 126.50-	
			21-72402/05/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74067

IDENTIFICATION REFERENCE

FEB 5 8 51 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 216777