Map 119-3
Par 179 Ja

Mid-South Title Insurance Corporation

MST Tract Reference: _____

BOOK 6779 PAGE 528

THIS INDENTURE, made and entered into this 27th day of January, 1986

by and between Clarence R. Higley, Married, Party

Frank L. Smith and wife, Debra H. Smith, Parties

of the first part, and

, of the second part

WITNESSETH: That for the consideration hereinafter expressed the said part y of the first part ha s bargained and sold and do es hereby bargain, sell, convey and confirm unto the said part ies of the second part the following described real estate, situated and being in Nashville County of Davidson State of Tennessee; to wit:

Lot 13, on the Plat of the Resubdivision of Lots 12 and 13 on the Resubdivision of the Plus Park, Section 15, of record in Plat Book 5190, Page 355, in the Register's Office of Davidson County, Tennessee. Said Lot 13 fronts 83.12 feet on the easterly margin of Plus Park Boulevard and extends back 133.98 feet on the northerly line, and 125.40 feet on the southerly line to a line on the rear on which it measures 107.02 feet; being the same property conveyed to the Grantor herein by Special Warranty Deed of record in Book 6707, Page 943 of the records of the Register of Davidson County, Tennessee.

Title to the aforedescribed real property is vested in Clarence R. Higley. Della Higley, wife of the said Clarence R. Higley, for the consideration aforesaid, joins herein for the purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey and confirm unto the party of the second part, its successors and assigns, all rights, claims and interest of every kind, character and description whatsoever which she now has or hereafter may acquire by virtue of her marriage to the said Clarence R. Higley, including but not limited to homestead and any interest in the aforedescribed real property as all or part of an elective share of a surviving spouse as provided by the laws of the State of Tennessee, but the said Della Higley does not join in the covenants and warranties of this indenture.

The parties hereto acknowledge that this warranty ded has been prepared without benefit of abstract, title search and Bruce F. Gray, Jr., expresses no opinion as to the condition of title.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said part ies of the second part, their heirs and assigns in fee simple forever.

And the said part y of the first part do es hereby covenant with the said part ies of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for 1986 Taxes not yet due and payable;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows:
Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged.

WITNESS the signature ____ of the said part y of the first part the day and year first above written.

Clarence R. Higley
Clarence r. Higley

Della Higley
Della Higley

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STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared

Clarence R. Higley and wife, Della Higley

to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 27th day of January 19 86

My commission expires May 30, 1988

Notary Public

(FOR RECORDING DATA ONLY)

Property address 248-250 Plus Park Boulevard, Nashville, TN 37217

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Mr. and Mrs. Frank L. Smith
248-50 Plus Park Boulevard, Nashville, TN 37217

This instrument prepared by: and return to:
BRUCE F. GRAY, JR., Attorney at Law
1045 South Yates Road, Memphis, TN 38119

State tax $
Register's fee .50
Recording fee 6.00
Total

T.G. #

Return to:

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 70000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Clarence R. Higley
Affiant

Subscribed and sworn to before me this 27th day of January 19 86

Notary Public

MY COMMISSION EXPIRES: 4/11/88

NOTARY PUBLIC SHELBY CO. TN

Compliments of

MID-SOUTH TITLE INSURANCE CORPORATION

MEMPHIS, TENNESSEE

WARRANTY DEED

TO

State Tax . . . . . $

Clerk's Fee . . . . . $

TOTAL . . . . . $

Paid

Deputy County Court Clerk.

7 4 8 6 6

IDENTIFICATION REFERENCE

FEB 7 | 00 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ENVL

Form 50

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

RECEIVED OF _____

FOR _____ BOOK 6779 PAGE 530

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

ATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

7210.10- CO TX
166.00 CO TX
.50 PRFEE
6.00 MISC
CHECK 166.50-
31694DE/07/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.4866

IDENTIFICATION REFERENCE

FEB 7 1 59 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 217739