FORM NO. WB-1

File Box 24

STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 6802 PAGE 624

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

$20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March 19 86

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Franklin and Lucille Smith (NAME)	Same (NAME)	Map 72-13
893 West Douglas Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 286
Nashville, TN 37206 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	27W-25585

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, Herbert Lee Cundiff, Executor for the Estate of Ruby Cundiff, with full power and authority to sell, transfer and convey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Franklin Smith and wife, Lucille Smith

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. 35 of Block "B" on the Revised Plat of a part of L. M. Ezell's 12.11 acre tract, as of record in Book 1130, page 5, Register's Office for Davidson County, Tennessee.

SAID Lot No. 35 fronts 50 feet on the northerly side of Douglas Avenue and runs back between parallel lines, 130 feet to the southerly line of Lot No. 54.

BEING the same property conveyed to Ruby Cundiff by deed from Charles Edward Alverson and wife, Edith Drennon Alverson, of record in Book 1969, page 131, Register's Office for Davidson County, Tennessee. The said Ruby Cundiff having since died and property is vested in the devisees of the Will being recorded simultaneously herewith in the Probate Court for Davidson County, Tennessee. The said Ruby Cundiff vested full power and authority to sell, transfer and convey said real property to Herbert Lee Cundiff, Executor.

THIS conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

Taxes for 1986 have been pro-rated and assumed by Grantee.

This is improved (XX) unimproved ( ) property, known as 893 West Douglas Avenue 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 my hand this 14th day of March, 1986

Herbert Lee Cundiff

Herbert Lee Cundiff, Executor for the Estate of Ruby Cundiff

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Herbert Lee Cundiff, Executor

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of March 1986

Commission expires 5/13/89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared

and with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the

and respectively of the

the within named bargainor, a corporation, and that (he) (they) as such

and, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said

as such and attesting the same by the said

as such

Witness my hand and official seal at office at on this the

day of 19

My commission expires

Notary Public

WARRANTY DEED

FROM

Estate of Ruby Cundiff

TO

Franklin Smith and wife,

Lucille Smith

REGISTER
DAVIDSON COUNTY, TN
FELIX Z. WILSON II

MAR 12 1 40 PM '86

IDENTIFI REFERENCE

8 2 4 7 3

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

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

209500.00- CANT.
52.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 58.50-
2868A03/12/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 2 4 7 3.

IDENTIF. REFERENCE

MAR 12 1 49 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 226696

NASHVILLE