This instrument prepared from information furnished by the parties by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 6809 PAGE 743

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Dellanne V. Smitty (NAME) | AmSouth Mortgage Company, Inc. (NAME) | |
| 1019 Davidson Street (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 857 (STREET ADDRESS) | Map 93-8 |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Birmingham, Alabama 35201 (CITY) (STATE) (ZIP) | Parcel 64 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100---------- ----------($10.00)---------- Dollars,

Cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the grantee of indebtedness in the original principal amount of $29,608.00 in favor of AmSouth Mortgage Company, Inc., secured by Deed of Trust of record in Book 6475, page 735, Register's Office for Davidson County, Tennessee,

I, Madlene Y. Gavin and husband, Mitchell Gavin

have this day bargained and sold, and do hereby transfer and convey unto the said Dellanne V. Smitty

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 15, Map of Shelby Heights, Section 2, of record in Book 2854, Page 5, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Madlene Y. Gavin by deed from Wanda Rader, and husband Michael Rader and William E. Heady and wife Blanche A. Heady, of record in Book 6475, Page 732, Register's Office for said County.

I, Mitchell Gavin, husband of Madlene Y. Gavin, do hereby join in the execution of this deed for the purpose of conveying my interest I may have in the property described herein.

8 4 8 7 8

IDENTIFICATION REFERENCE

MAR 21 8 56 AM '86

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,892.00

Affiant

Subscribed and sworn to before me this the 19th day of March 1986

Notary Public

My commission expires: 5-20-87
(Affix Seal)

This is unimproved ( ) improved (X) property, known as 1019 Davidson Street, Nashville, TN 37206
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 19th day of March, 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.

Madlene Y. Gavin
Madlene Y. Gavin

Mitchell Gavin
Mitchell Gavin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6869 PAGE 744

*Personally appeared before me* Sarah Williams, *a Notary Public in and for said County and State* Madlene Y Gavin

*the within named bargainor*_____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, *Tennessee, this* 13th *day of* March, *19* 86.

Sarah Williams *Notary Public*

*Commission expires* 12/8/86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* _____, *a Notary Public of 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* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

*Witness my hand and seal, at office in* _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

*Commission expires* _____

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me H. Jeffares, a Notary Public in and for said County and State Mitchell Gavin ---------

the within named bargainor ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged ~~to be the person whose name is subscribed to the within instrument and~~ that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at San Diego California, this 6th day of March, 1986.

H Jeffares Notary Public

Commission expires June 6, 1989.

OFFICIAL SEAL
H JEFFARES
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My comm. expires JUN 6, 1989

**WARRANTY DEED**

FROM
Madlene Y. Gavin and husband,
Mitchell Gavin
TO
Dillanne V. Smitty

1212 Graceland St
37206

Mail

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR BOOK 6809 PAGE 745

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 30692.00- CAMT. | |
| | | | 80.34 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 86.84- |
| | | | 5230A03/21/86 BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

84878

IDENTIFICATION REFERENCE

MAR 21 8 56 AM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 229491