file 7 FORM NO. WD-1

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File # 18113

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$56,000.00 Ricky A. Smallwood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF April 19 86

Notary Public

MY COMMISSION EXPIRES: 4-9-87
(AFFIX SEAL)

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 |
|---|---|---|
| RICKY A. SMALLWOOD (NAME) | Third National Mortgage Company (NAME) | MAP 84-11 |
| 2312 Aubrey Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2628 (STREET ADDRESS) | PAR 135 |
| Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP) | Nashville, TN 37219 (CITY) (STATE) (ZIP) | 3DZ-44890 |

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, ANNE E. LUCK GERVASI, and husband, JAY A. GERVASI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICKY A. SMALLWOOD and wife, BRENDA J. SMALLWOOD

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. 242 on the Plan of Maplecrest, as of record in Book 1835, pages 27 and 28, 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 Anne E. Luck by deed from Kenneth B. Grissom and wife, Rebecca M. Grissom, of record in Book 6324, page 342, Register's Office for Davidson County, Tennessee.

90497

IDENTIFICATION REFERENCE

APR 10 3 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 2312 Aubrey Drive, Nashville, TN 37214
(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 their hand this 4th day of April, 19 86

Anne E. Luck Gervasi
ANNE E. LUCK GERVASI

Jay A. Gervasi, Jr.
JAY A. GERVASI

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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 ANNE E. LUCK GERVASI, and husband, JAY A. GERVASI

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 4th day of April, 19 86.

Notary Public

Commission Expires 4-19-87

**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

ANNE E. LUCK GERVASI

TO

RICKY A. SMALLWOOD

BRENDA J. SMALLWOOD

Saturn & Mazer, Attorneys
Row 1
Box 7

**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 |
|---|---|---|---|---|
| | | | | |

56000.00- CAMT.
145.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 162.10-
1895A04/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90497

IDENTIFICATION REFERENCE

APR 10 3 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 236016