This instrument prepared by:
Brown & Brown
633 Thompson Lane
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF

BOOK 6830 PAGE 358

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

Roger Ferrell
Affiant Roger D. Ferrell

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April, 19 86

Virginia R. Thomas
Notary Public

MY COMMISSION EXPIRES: 1-18-87

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY

CHARLES F. BROWN, JR - 633 Thompson Lane - Nashville, TN 37204

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Dale Ferrell (NAME)	Same (NAME)	Map 92-12
264 Hermitage (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 59
Nashville, Tennessee 37210 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Sandra C. Smith et vir Jackson B. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger Dale Ferrell et ux Debra Kay Ferrell

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 the westerly part of Lot 12 on the Plat of Pageot's Fairfield Addition, as of record in Book 21, Page 82, Register's Office for said County.

Said part of Lot 12 fronts 25 feet on the northerly side of Hermitage Avenue and runs back between parallel lines 170 feet, more or less, to an alley.

Being part of the same property conveyed by Deed, of record in Book 5750, Page 397, Register's Office for Davidson County, Tennessee. Jackson B. Smith joins in this conveyance for the purpose of releasing and conveying any interest in the above-described property which they might have by reason of the marital status.

Prepared from information provided by the parties.

91969

IDENTIFICATION REFERENCE

APR 16 9 44 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved (X) improved ( ) property, known as Hermitage Avenue, Nashville, Tennessee
(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 heir 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 covey 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 our hands this 10th day of April, 19 86

Sandra C. Smith

Jackson B. Smith

3582

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Virginia C. Norman a Notary Public in and for said County and State, the within named Sandra C. Smith and Jackson B. Smith

the bargainor S, with whom I am personally acquainted/and who acknowledged that they (or proved to me on the basis of satisfactory evidence executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of April 1986

Commission expires 1-18-87

Virginia K. Norman
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who his oath himself (or proved to me on the basis of satisfactory evidence) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute 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

Sandra C. Smith and Jackson B. Smith

TO

Roger Dale Ferrell and Debra Kay Ferrell

BROWN & BROWN
ATTORNEYS AT LAW
633 THOMPSON LANE
NASHVILLE, TENNESSEE 37204

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

8000.CO- CAMT.
20.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 27.30-
3582A04/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91969

IDENTIFT REFERENCE

APR 16 9 44 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 237660