This instrument prepared by: Ballew & Freeman, Attorneys-at-Law
F.O. Box 1368
Madison, Tennessee, 37116 Atty

WARRANTY DEED

BOOK 6842 PAGE 724

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Veance J. Smith et ux (NAME)	Covenant Mortgage Corp. (NAME)	75-9-47
226 Bonnafield Drive (STREET ADDRESS OR ROUTE NUMBER)	101 Winners Circle, Suite 212	
Hermitage, Tn. 37076 (CITY) (STATE) (ZIP)	P.O. Box (STREET ADDRESS) 1988 Brentwood, Tn. 37027 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------$10.00---------- *Dollars,*

Cash in hand paid by the grantees hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAMES PAUL FORD AND WIFE, PAULETTE FORD

have this day bargained and sold, and do hereby transfer and convey unto the said

VEANCE J. SMITH AND WIFE, ROSALIND J. SMITH

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

Being Lot NO. 140 on the Plan of HERMITAGE HILLS SECTION I as of record in Book 2900, page 48, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Bonnaville Drive at the common corner of Lots Nos. 140 and 141; thence with the line between said two lots, eastwardly said line being a broken line, 132.1 feet to a point; thence northwardly 130.2 feet to a point in the southerly margin of Bonnafield Drive; thence with said margin westwardly 73.26 feet to a point, said point being the beginning of a curve; thence around said curve 35.64 feet to a point in the easterly margin of Bonnaville Drive; thence southwardly 87.25 feet to the point of beginning.

Being the same property conveyed to James Paul Ford and wife, Paulette Ford by deed from William Paul Sullivan and wife, Sara Margaret Sullivan of record in Book 4575, page 889, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 59,000.00

Subscribed and sworn to before me this the 28 *day of* April *19* 86

My commission expires 6-10-87

(Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved (X) property, known as 226 Bonnafield Drive, Hermitage, Tn. 37076 *(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 28th *day of* April, *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.*

JAMES PAUL FORD
James Paul Ford

PAULETTE FORD
Paulette Ford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* James Paul Ford and wife, Paulette Ford

the within named 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 [illegible] *Tennessee, this* 25 *day of* April, 19 89.

Commission expires 11-12-89 [illegible] *Notary Public*

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 _____

WARRANTY DEED

FROM

es Paul Ford et ux

TO

ance J. Smith et ux

)157

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

APR 30 9 42 AM '89

REFERENCE IDENTIFICATION

96059

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6842 PAGE 726

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

590[illegible].00- CANT.
153.40 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 153.30-
0470AC4/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

960599

IDENTIFICATION REFERENCE

APR 30 9 42 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 242427