Re-recorded to include proper acknowledgement

BOOK 6844 PAGE 277

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James R. Smith, Et Ux (NAME)	Regency Mortgage, Inc. (NAME)	50-14
3225 Spears Road (STREET ADDRESS OR ROUTE NUMBER)	260 Regency Court (STREET ADDRESS)	109
Nashville, TN 37207 (CITY) (STATE) (ZIP CODE)	Waukesha, WI 53186 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED RE-RECORD BOOK 6854 PAGE 725

For and in consideration of the sum of -----TEN-------$10.00---------- DOLLARS

And other good and valuable consideration the amount of which is hereby acknowledged.
We, Lester D. Stone and wife, Carolyn Stone

have bargained and sold, and by these presents do transfer and convey unto the said James R. Smith and wife, Beverly A. Smith

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 393 on the Plan of Parkwood Estates, Section 2, as of record in Book 3300, page 5, Register's Office for said County.

Said Lot No. 393 fronts 75 feet on the northwesterly side of Spears Road and extends back between parallel lines 150 feet to a dead line.

INCLUDED in the above description but expressly EXCLUDED from this conveyance is the property conveyed to metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4870, page 539, Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lester D. Stone and wife, Carolyn Stone by deed from Robert Lee Smith and wife, Margaret Smith of record in Gook 5205, page 658, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 3225 Spears Road (House Number) (Street)
Nashville, TN 37207
(P. O. Address) (City or Town) (Zip Code)

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.

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 30th day of April, 1986.

LESTER D. STONE by D. Stone CAROLYN STONE by C. R. Stone

RE-RECORD : BOOK 6854 PAGE 727

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6844 PAGE 278

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Lester D. Stone and Carolyn Stone by their attorney in fact

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

Witness my hand and official seal at Nashville, TN this 30th day of April, 19 86.

My commission expires 1-19-88 Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 57,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James R. Smith

Sworn to and subscribed before me
this 30th day of April, 19 86.

My commission expires 1-19-88 Notary Public _____

This instrument was prepared by:

MANSON, JACKSON & ASSOCIATES, 939 Jefferson Street, Nashville, TN 37208

Name Address

96603

IDENTIFICATION REFERENCE

MAY 1 9 42 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

LESTER D. STONE

ET UX

TO

JAMES R. SMITH

ET UX

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

RE-RECORD BOOK 6854 PAGE 728

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Richard Manson, a Notary Public, Lester D. Stone and Carolyn Stone, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of April, 1986.

NOTARY PUBLIC

My Commission Expires: 1-19-88

