STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 62500.00

Subscribed and sworn to before me, this the 30 day of May, 19 86

Affiant

My commission expires: Jan 21, 1990 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY SOUTHEAST TITLE of Tennessee, Inc. Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027	
ADDRESS OF NEW OWNER: Joy M. Smelser	SEND TAX BILLS TO: Commerce Union Bank
751 Fox Ridge Drive STREET ADDRESS	One Commerce Place STREET ADDRESS
Brentwood, Tennessee 37027 CITY STATE ZIP	Nashville, Tennessee 37219 CITY STATE ZIP
MAP & PARCEL NO 160-14-0-C 051.00CO 06 DU79466	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Jill Campbell Stewart and husband, Eddie W. Stewart, III

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Joy M. Smelser, unmarried, and Chester H. Smelser, married as joint tenants with right of survivorship, not as tenants in common

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Unit No. 751 of Brentwood Trace Condominiums, Section Two, a horizontal property regime established by Master Deed of record in Book 5818 at page 915, the Plat of which is of record in Plat Book 5200 at pages 376 and 377, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jill Campbell Stewart and husband, Eddie W. Stewart, III by deed recorded in Book 6778 at page 931, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record.

11147

IDENTIFICATION REFERENCE

JUN 17 9 16 AM '86

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 751 Fox Ridge Drive, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 our hand S this 30 day of May, 19 86

Jill Campbell Stewart

Eddie W. Stewart, III

State of Tennessee
County of Davidson

BOOK 6888 PAGE 582

On this 30 day of May, 19 86, before me personally appeared Jill Campbell Stewart and husband, Eddie W. Stewart, III to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Jan 21, 1990

Notary Public
Brent A. Campbell

NOTARY PUBLIC AT LARGE

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

SOL
7

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6888 PAGE 583

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

62500.00- CONT.
162.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 169.00-
6236A06/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 1 1 4 7

IDENTIFICATION REFERENCE

JUN 17 9 17 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 259800