File Box 24

BOOK 6897 PAGE 716 FORM NO. WB-1 24

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,900.00

Bryan S. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June 1986.

Patricia E. Clark
Notary Public

MY COMMISSION EXPIRES: 5/3/89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Bryan S. Smith (NAME)	Covenant Mortgage Corporation (NAME)	6DA 15644
355 Glenrose Avenue (STREET ADDRESS OR ROUTE NUMBER)	101 Winners Circle, Suite 212 (STREET ADDRESS)	MAP 119-01
Nashville, TN. 37210 (CITY) (STATE) (P O ZIP)	Brentwood, TN. 37027 (CITY) (STATE) (ZIP)	PAR. 33

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, Donald R. Bogguss and wife, Bernice L. Bogguss and Donnie L. Runion

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bryan S. Smith and wife, Kimberley S. Smith, as tenants by the entirety.

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:

BEING Lot No. 18 on the Plan of the Subdivision of the Rose Property of record in Book 547, Page 74, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Donald R. Bogguss and wife, Bernice L. Bogguss and Donnie L. Runion by deed from Mark A. Redden and wife, Hazel R. Redden of record in Book 5852, Page 414, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

14271

IDENTIFICATION JUN 25 2 30 PM '86

This is unimproved ( ) improved (X) property, known as 355 Glenrose Avenue, Nashville, TN. 37210
(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 seised 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 23rd day of June, 19 86

Donald R. Bogguss

Donnie L. Runion

Bernice L. Bogguss

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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 Donald R. Bogguss and wife, Bernice L. Bogguss and Donnie L. Runion

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of June 1986

Commission expires 5/13/87

Patricia E Clark
Notary Public

STATE OF TENNESSEE
Davidson County

Before me _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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
Donald R. Bogguss
~~Bernice L. Bogguss~~
Donnie L. Runion

TO
Bryan S. Smith

Kimberley S. Smith

title escrow, inc.

suite 218
640 spence lane
nashville tennessee 37217

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
			43900.00- CAPT,	
			114.14 CSTAX	
			.50 PRFE	
			6.00 WDEED	
			CHECK	120.64-
			9909A06/25/86 DAL	.00

1 4 2 7 1

IDENTIFICATION REFERENCE

JUN 25 2 30 PM '86

DAVIDSON COUNTY

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 263399