Box 8, am

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THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP-PARCEL:
Coldwell-Banker Relocation Management Services 23046 Avenida De La Carlota Laguna Hills, CA 92653 Attn: Sandy Roland IW-751-LX	-New Owner-	Map 97-13 Parcel 2 Field Book #3D-85670

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mary K. Smith, now Hubbard and husband Walter R. Hubbard**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Coldwell Banker Relocation Management Services, Inc., a New York Corporation**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 44 on the Plan of Larchwood Subdivision, Section II, as of record in Plat Book 5200, page 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 80.01 feet on the westerly margin of Norwalk Drive and extends back 183.77 feet on the broken northeasterly line and 173.76 feet on the southeasterly line to a dead line in the rear measuring 29.89 feet thereon.

Being the same property conveyed to Mary K. Smith, now Hubbard, by virtue of a deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, as of record in Book 5961, page 274, Register's Office for Davidson County, Tennessee.

Walter R. Hubbard joins in this conveyance to transfer any marital interest he may have in said property.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Third National Mortgage Company, as of record in Book 5990, page 862, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantees, as is the hazard insurance.

This is improved property known as 804 Norwalk Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

Property Taxes for the current year have been settled between the parties and will be paid by the Grantees.

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. 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 3 day of June, 1986.

Mary K. Smith, Hubbard
MARY K. SMITH, now HUBBARD

Walter R. Hubbard
WALTER R. HUBBARD

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary K. Smith, now Hubbard and husband Walter R. Hubbard,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 30 day of June, 1986.

Linda K. Coleman
NOTARY PUBLIC

My Commission Expires: 7-13-86

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $69,250.00.

Alan Coleman
AFFIANT

Subscribed and sworn to before me this 30 day of June, 1986.

Linda K. Coleman
NOTARY PUBLIC

My Commission Expires: 7-13-86

37896 IDENTIFICATION REFERENCE SEP 3 10 57 AM 86 REGISTER'S OFFICE DAVIDSON COUNTY, TN

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

69250.00- CAMT.
193.76 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 200.26-
7E32A09/03/86 BAL .00.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37898

IDENTIFICATION REFERENCE

SEP 3 10 57 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 290147