BOOK 6971 PAGE 958

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF September, 1986

Notary Public

MY COMMISSION EXPIRES: 3/11/90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 730 STAHLMAN BLDG., NASHVILLE, TN 37201

The Name & Address of a Property Owner:	The Name & Address of the Mortgagee:	MAP-PARCEL NUMBERS
Cumberland Builders, Inc. (NAME)	No mortgage (NAME)	Map 58-11 Map 58-11
615 Main Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 199 Parcel 200
Nashville, Tennessee 37206 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Charles J. Smith and wife, Ruby J. Smith,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cumberland Builders, Inc.

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 Lots 191 and 192 on the Plan of Royal Hills Subdivision, Section 3, of record in Book 4860, page 47, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete legal description.

Being the same properties conveyed to Charles J. Smith by deeds from Averbuch-Morris, a partnership composed of Sidney Averbuch and M. C. Morris, of record in Books 5039, page 319 and 5138, page 110, Register's Office for Davidson County, Tennessee.

Charles Smith and Charles J. Smith are one and the same person.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SET BACK LINES, IF ANY, AND EASEMENTS AND RIGHTS OF WAY FOR PUBLIC UTILITIES APPLICABLE TO THIS PROPERTY: AND TAXES FOR THE CURRENT YEAR, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE HEREIN.

IDENTIFICATION REFERENCE

SEP 8 10 48 AM '86
ELLIS J. WILSON III REGISTER
DAVIDSON COUNTY, TN

3964 9

CHECK

This is unimproved (X) improved ( ) property, known as Lots 191 and 192, Royal Hills Subdivision, Nashville, TN
(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 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 5th day of September, 1986

Charles J. Smith
CHARLES J. SMITH

Ruby J. Smith
RUBY J. SMITH

9164

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Charles J. Smith and Ruby J. Smith,

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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5. day of September, 19 86.

Commission Expires 3/11/90

Beverly C. Henderson
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM

CHARLES J. SMITH, et ux

TO

CUMBERLAND BUILDERS, INC.

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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

RECEIVED OF _____

FOR _____

BOOK 6971 PAGE 960

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

17000.00 CAMT
47.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 54.10
9164409/08/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 9 6 4 9

IDENTIFICATION REFERENCE

SEP 8 10 48 AM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

No. 292045