Map 119-3
Par. 179 Is

WARRANTY DEED

THIS INDENTURE, made and entered into this 8th day of September, 19 86, by and between

Frank L. Smith and wife, Debra H. Smith, party of the first part, and

Clarence R. Higley, a married man, party of the second part.

BOOK 6986 PAGE 865

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville County of Davidson, State of Tennessee:

Lot 13, on the Plat of the Re-subdivision of Lots 12 and 13 on the Re-subdivision of the Plus Park, Section 15, of record in Plat Book 5190, Page 355, in the Register's Office of Davidson County, Tennessee. Said Lot 13 fronts 83.12 feet on the easterly margin of Plus Park Boulevard and extends back 133.98 feet on the northerly line, and 125.40 feet on the southerly line to a line on the rear on which it measures 107.02 feet; being the same property conveyed to the party of the first part in warranty deed dated January 27, 1986, and recorded in Book 6779, Page 528, in the Register's Office of Davidson County, Tennessee.

This deed is being given by the party of the first part to the party of the second part in lieu of foreclosure of that certain deed of trust dated January 10, 1986, recorded in Book 6779, Page 531 in the Register's Office Davidson

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

*County, Tennessee, and accepted by the party of the second part in discharge of said trust deed.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same, that the same as unencumbered, except for the 1986 City and County taxes;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Frank L. Smith
Frank L. Smith

Debra H. Smith
Debra H. Smith

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared

Frank L. Smith and wife, Debra H. Smith

to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 8th day of September 19 86

My commission expires Nov. 11, 1988

Notary Public

(FOR RECORDING DATA ONLY)

Property address 248-250 Plus Park Boulevard, Nashville, TN 37217

Mail tax bills to: (Person or Agency responsible for payment of taxes)
New Owner and
Clarence R. Higley
Route 2 Box 179
Hohenwald, TN 38462

This instrument prepared by:
Bruce F. Gray, Jr., Attorney at Law
1045 S. Yates, Memphis, TN 38119

State tax $
Register's fee .50
Recording fee $6.00
Total

T.G. #

Return to: Bruce F. Gray, Jr., Attorney at Law, 1045 S. Yates, Memphis, TN 38119

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 70,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Clarence R. Higley
Affiant

Subscribed and sworn to before me this 8th day of September 19 86

Notary Public

Commission expires Nov. 11, 1988

Form 85 Revised 4/10/79

BOOK 6956 PAGE 868

WARRANTY DEED

44966

IDENTIF. REFERENCE

SEP 22 2 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of

Mid-South Title

Memphis, Tennessee

Form 85

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

RECEIVED OF _____

FOR _____

BOOK 6986 PAGE 887

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

70000.CO- CAMT.
196.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 202.50
5165A09/22/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44966

IDENTIFICATION REFERENCE

SEP 22 2 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 297910