This Instrument Prepared By:
MITCHELL A. WATTS
Watts & Underwood
Suite 150 2000 Richard Jones Rd.
Nashville, Tennessee 37215

BOOK 6995 PAGE 993

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Danny Eugene Brown (NAME)	First Wachovia Mortgage Company (NAME)	Map 148-8
4816 Terragon Trail (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 3174 (STREET ADDRESS)	Par 189
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Winston-Salem, NC 27102 (CITY) (STATE) (ZIP)	2DU68901

FOR AND IN CONSIDERATION of the sum of FORTY-THREE THOUSAND, FOUR HUNDRED THIRTY-EIGHT and 51/100---------- *Dollars,*

Edward H. Smith and wife, Pauline P. Smith

have this day bargained and sold, and do hereby transfer and convey unto the said Danny Eugene Brown, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 73 on the plan of Section Nine, Terragon Trails, of record in Book 5200, page 85, Register's Office for said County.

SAID Lot No. 73, which is a corner lot, fronts 50.0 feet on the northeasterly margin of Terragon Trail and fronts 77.67 feet on the southeasterly margin of an unnamed street, said frontages being joined by a curve having a length of 39.27 feet, and extends back 119.16 feet on the sougheasterly line and 80.99 feet on the broken northeasterly line to a point of intersection.

BEING the same property conveyed to Edward H. Smith and wife, Pauline P. Smith by deed from Randall L. Kent of record in Book 5671, page 117, said Register's Office.

The property herein conveyed is subject to restrictive covenants of record in Book 5341, page 983, said Register's Office and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Commerce Union Bank of record in Book 5433, page 722, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $43,438.51

Subscribed and sworn to before me this the 30th *day of* September 1986

My commission expires: 3/11/90 *(Affix Seal)*

Affiant Danny Eugene Brown

Mitchell A. Watts *Notary Public*

NOTARY PUBLIC AT LARGE

This is improved (X) unimproved ( ) property, known as 4816 Terragon Trail (House Number) (Street) Antioch, TN 37013 P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 30th *day of* September 1986 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edward H. Smith

Edward H. Smith

Pauline P. Smith

Pauline P. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Mitchell A. Watts, *a Notary Public in and for said County and State* Edward H. Smith and wife, Pauline P. Smith

the within named 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, Davidson County, *Tennessee, this* 30th *day of* September, *19*86.

Mitchell A Watts *Notary Public*

Commission expires 3/11/90 Mitchell A. Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM

Edward H. Smith and wife, Pauline P. Smith

TO

Danny Eugene Brown

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN
OCT 1 11 27 AM '86

IDENTIFICATION REFERENCE

481144

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

43430.61- CO/T*
121.52 CO TAX
.50 PRFE
6.00 MOR *
CHECK 129.02-
8 41A 10/01/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 8 1 1 4

IDENTIFICATION REFERENCE

OCT 1 11 27 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 301502

1c/H/Sc

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Void

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