BOOK 6996 PAGE 691 file 7 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$79,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September, 19 86

Notary Public

MY COMMISSION EXPIRES: 9-19-87
(AFFIX SEAL)

File # 19640
Loan # 117598-0

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN A. SMITH (NAME)	CityFed Mortgage Company (NAME)	MAP 59-12
2545 - 2547 Highland Trace Dr (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	PAR 55
Nashville, TN. 37207 (CITY) (STATE) (P.O. ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	13 DA 37309

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, BETTY JO WALL and JOHNNIE BOND & ASSOCIATES, INC. et vir Bobby D. Wall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN A. SMITH unmarried, and JOHNNIE BOND, BETTYE M. BOND et ux

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:

LAND in Davidson County, Tennessee, being Lot No. 82 on the Plan of Section 2, Highland Trace Subdivision, recorded in Plat Book 5200, Page 616, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Betty Jo Wall and Johnnie Bond & Assoc. Inc., by quitclaim deed as of record in Book , Page , Register's Office for Davidson County, Tennessee.

Bobby D. Wall husband of Betty Jo Wall joins in this Warranty Deed only for the purposes of encumbering such marital rights if any that he may have in and to said property.

This instrument executed by Bobby D. Wall as Attorney in Fact for Betty Jo Wall pursuant to a Power of Attorney of record in Book 6986, page 601, Register's Office for Davidson County, Tennessee.

48366

IDENTIFICATION REFERENCE

Oct 1 3 20 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 2545 - 2547 Highland Trace Dr., Nashville, TN. 37207
(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 their hand s this 10th day of September, 19 86

X By: Betty Jo Wall by Bobby D. Wall her attorney in fact
BETTY JO WALL

X Bobby D. Wall
BOBBY D. WALL

JOHNNIE BOND & ASSOCIATES, INC.
By: Johnnie Bond, President

STATE OF TENNESSEE
Davidson County

BOOK 6996 PAGE 692

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named Bobby D. Wall

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of September, 19 86.

Commission Expires 4-19-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, The Undersigned a Notary Public in and for the State and County aforesaid, personally appeared Johnnie Bond

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 President of the Johnnie Bond & Associates, Inc. a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of September, 19 86.

Commission Expires 4-19-87

Notary Public

WARRANTY DEED

FROM

BETTY JO WALL

JOHNNIE BOND & ASSOCIATES, INC.

TO

JOHN A. SMITH

JOHNNIE BOND ET UX BETTYE M. BOND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10TH day of September, 1986, before me personally appeared Bobby D. Wall to me known to be the person who executed the foregoing instrument in behalf of Betty Jo Wall as HER Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said Betty Jo Wall.

Witness my hand and official seal at Nashville, Tennessee, this the 10TH day of September, 1986.

Notary Public

My Commission Expires:

4-19-87

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF

FOR BOOK 6996 PAGE 693

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

79500.00- CONT.
202.60 CSTAX
.50 PRFE
6.00 WDED
CHECK 209.10-
9069A10/01/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48366

IDENTIFICATION REFERENCE

Oct 1 3 20 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 301725