WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $ 46,500.00

Anthony E. Fentress
Affiant

SWORN to and subscribed before me on this the 24th day of September, 1986.

Karen D. May
NOTARY PUBLIC

My Commission Expires: 7-5-89

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NO.
Mr. and Mrs. Anthony E. Fentress	AMERICAN TRUST SAVINGS BANK	
1424 Ocoee Trail	P. O. Box 1156	11D86075 11D86080
Madison, TN 37115	Hendersonville, TN 37077	11D86085

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **DAVID LOWELL SMITH and wife, EMMALENE P. SMITH,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **ANTHONY E. FENTRESS and wife, SELENA FENTRESS,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

~~LAND in Davidson~~ County, Tennessee, being Lots Nos. 68, 69 and 70 on the Map of Nawakwa Hills, Powwow Addition, Section 2, of record in book 974, Page 10, Register's Office for said County, to which reference is here made for a more complete and accurate description thereof.

BEING the same property conveyed to DAVID LOWELL SMITH and wife, EMMALENE P. SMITH by Deed from DOUGLAS CARVER and wife, WILMA CARVER of record in Book 6174, Page 732, Register's Office for Davidson County, Tennessee.

This is improved and unimproved property known as 1424 Ocoee Trail, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 24th 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.

David Lowell Smith
DAVID LOWELL SMITH

Emmalene P. Smith
EMMALENE P. SMITH

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, DAVID LOWELL SMITH and wife, EMMALENE P. SMITH, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 24th day of September, 1986.

Karen D. May
NOTARY PUBLIC

KAREN D. MAY NOTARY PUBLIC SUMNER CO.

My Commission Expires: 7-5-89

54232

IDENTIFICATION REFERENCE

Oct 20 8 40 AM '86

REGISTER'S OFFICE SUMNER COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7013 PAGE 438

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
			46500.00- CAMT, 130.20 CSTAX .50 PRFL 6.00 MDE? CHECK 136.70- 5795A10/20/86 BAL .0?	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54232

IDENTIFICATION REFERENCE

Oct 20 8 40 AM '86

No. 01995