Prepared by:
Union Security Title Corporation
4235 Hillsboro Road
Nashville, Tennessee 37215

BOOK 7020 PAGE 64

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
T. Andrew Smith and wife, Janette S. Smith (NAME)	Union Security Mortgage Company (NAME)	103-12-193
3904 Valley Road (STREET ADDRESS OR ROUTE NUMBER)	4235 Hillsboro Road (STREET ADDRESS)	
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of One Hundred Forty-Eight Thousand and 00/100------- *Dollars,*

cash in hand paid by T. Andrew Smith and wife, Janette S. Smith, the receipt of which is hereby acknowledged,

I, Robert P. Sangster,

have this day bargained and sold, and do hereby transfer and convey unto the said T. Andrew Smith and wife, Janette S. Smith,

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

Land in Davidson County, Tennessee, being Lot No. 18, of Block "F" on the Plan of Cherokee Park, Section 1, of record in Book 547, pages 169 and 170, Register's Office for said County.

Said Lot No. 18 fronts 60 feet on the northerly side of Valley Road and runs back 219.47 feet on the easterly line and 213.56 feet on the westerly line to a dead line in the rear, measuring 63 feet thereon.

Being the same property conveyed to Robert P. Sangster, unmarried, by deed from Charles William Sutherland and wife, Barbara Sue Sutherland, of record in Book 5281, page 569, said Register's Office.

This conveyance is subject to the matters shown on the recorded plan above-referenced and taxes for 1986, which have been prorated and which the grantees hereby assume and agree to pay.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 148,000.00

Subscribed and sworn to before me this the 21st *day of* October, *19* 86

Affiant

My commission expires: 1/18/87 *(Affix Seal)*

Notary Public

This is improved (X) property, known as 3904 Valley Road, Nashville, Tennessee 37205 *(House Number) (Street) P.O. Address: (City or Town)*

unimproved ( )

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 21st *day of* October, *19* 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert P. Sangster

BOOK 7020 PAGE 65

BOOK 7020 PAGE 65

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Robert P. Sangster

*the within named 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* 21st *day of* October *19* 86.

Commission expires 11-12-89 *Notary Public*

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

Robert P. Sangster

TO

T. Andrew Smith et ux,

Janette S. Smith

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

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
OCT 27 9 38 AM '86

IDENTIFICATION REFERENCE

5 6 4 8 5

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

RECEIVED OF _____

FOR _____

BOOK 7020 PAGE 66

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

148000.00- CAMT.
414.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 420.50-
8357A10/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56485

IDENTIFICATION REFERENCE

Oct 27 9 30 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.04499