Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 7024 PAGE 522

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
William S. Smith	Citizens & Southern	Map 61-3
4430 Saunders Avenue	Mortgage Company	Parcel 30
Nashville, Tenn.	P. O. Box 656	12DZ-12555
	Tucker, Georgia 30085	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, including the assumption of a certain note and deed of trust dated October 22, 1986, executed by Mack Henry Cherry and wife, Sumalee S. Cherry, to W. Terry Edwards, Trustee, of record in Book 7020, page 631, payable to the order of Citizens and Southern Mortgage Company and assigned to Citizens and Southern Commercial Corporation, dated October 22, 1986, of record in Book 7020, page 636, Register's Office, Davidson County, Tennessee, which the Grantees agree to assume in full and hold Grantors harmless from same, We, MACK HENRY CHERRY and wife, SUMALEE S. CHERRY, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM S. SMITH and wife, KAREN M. SMITH, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 89 on the Plan of Section Two, Gra-Mar Acres, of record in Book 2133, page 74, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mack Henry Cherry and wife, Sumalee S. Cherry, by deed recorded in Book 5463, page 632, Register's Office for Davidson County, Tennessee.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows, to-wit:

1. 1986 State and County taxes paid in full.

2. Deed of trust of record in Book 5463, page 635, said Register's Office, which has not been release, but the Grantors warrants has been paid in full.

3. Deed of trust of record in Book 6632, page 882, said Register's Office, which has not been released, but the Grantors warrants has been paid in full.

4. Deed of trust of record in Book 7020, page 631, and assigned in Book 7020, page 636, said Register's Office, and assumed in full herein.

5. The Plan of record in Book 2133, page 74, said Register's Office, shows Owner's Certificate, a 50 foot setback line from Saunders Avenue and Joyce Lane and a 10 foot easement for utilities along the easterly line of said lot.

And We, the GRANTORS, 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.

WITNESS our hands on this the 28th day of October, 1986.

MACK HENRY CHERRY, Seller

WILLIAM S. SMITH, Buyer

SUMALEE S. CHERRY, Seller

KAREN M. SMITH, Buyer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MACK HENRY CHERRY and wife, SUMALEE S. CHERRY and WILLIAM S. SMITH and wife, KAREN M. SMITH, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 28th day of October, 1986.

NOTARY PUBLIC

My Commission Expires: 1-9-88

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $69,486.00.

William S Bell
Affiant

Sworn to and subscribed before me, this the 28th day of October, 1986.

Dianne M Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE NOTARY

57974

IDENTIFICATION REFERENCE

Oct 30 9 17 AM '86

PAUL A. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7024 PAGE 525

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
			69486.00- CAMT. 194.60 CSTAX .50 PRFEE 9.00 WDEED CHECK 204.10- OPC9A1C/30/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57974

IDENTIFICATION REFERENCE

OCT 30 9 17 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 06121