WARRANTY DEED BOOK 7030 PAGE 878

FROM: Loretta Duff and Greg W. Duff, Husband and Wife, Grantors

TO: Lester L. Smith and Ruby M. Smith, Husband and Wife, Grantees

This instrument was prepared by:
Cynthia N. Sellers
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

| Address New Owner(s) as Follows: | Name & Address of Mortgagee | Map-Parcel Numbers |
|---|---|---|
| 344 Stewarts Ferry Pk. Davidson, TN 37214 | Third Nashville Bank in Nashville<br>444 James Robertson Pkwy<br>Nashville, TN 37219 | 94-12-36<br>Field Book No. 3DZ-37610 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is Fourteen Thousand Dollars ($14,000.00).

Ruby M. Smith
Affiant

SUBSCRIBED AND SWORN TO before me, this the 3 day of November, 1986.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Loretta Duff (formerly Loretta M. Belcher) and Greg W. Duff, husband, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Lester L. Smith and Ruby M. Smith, Grantees, their heirs, successors, 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. 39 on the plan of Clover Nook, of record in Book 2900, pages 51 and 52, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

60013

IDENTIFICATION REFERENCE

Nov 4 3 49 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Being the same property conveyed to Loretta M. Belcher by Quitclaim Deed from Allen D. Lentz, Trustee, of record in Book 6224, page 776, Register's Office for Davidson County, Tennessee. Being the same property conveyed to T. Stan Belcher and wife, Loretta M. Belcher by deed from Carl D. Spruill and wife, Donna K. Spruill, of record in Book 5117, page 407, Register's Office for Davidson County, Tennessee, the said parties having since divorced.

This is unimimproved property.

This conveyance is expressly made subject to the following:

1. The lien for 1986 taxes which have been prorated and will be paid by Grantee.

2. Restrictive covenants contained in instrument of record in Book 2994, page 126, said Register's Office.

3. The Plan of Record in Book 2900, pages 51 and 52, said Register's Office, shows an Owner's Certificate, certain easements and setback lines.

4. Easement for sanitary sewers and/or storm drainage of record in Book 6342, page 590, said Register's Office.

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, successors, and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 31st day of October, 1986.

Loretta Duff
LORETTA DUFF

Greg W. Duff
GREG W. DUFF

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public of said County and State, LORETTA DUFF, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 31st day of October, 1986.

Patricia Nicholls
Notary Public

My Commission Expires: 9/9/89

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, ALDA M. Pruett, a Notary Public of said County and State, GREG W. DUFF, 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, at Office, this 31 day of October, 1986.

Alda M. Pruett
Notary Public

My Commission Expires: My Commission Expires October 24, 1989

3351W/10-27-86

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 7030 PAGE 881

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

14050.00- CONT.
39.20 CSTAX
.50 [illegible]
9.00 MDE TX
CHECK 48.70-
[illegible]/04/86 BAL .0[illegible]

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

60013.

IDENTIFT. REFERENCE

Nov 4 3 48 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.**08399