B0944

BOOK 7082 PAGE 74

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

The actual consideration or value, whichever is greater, for this transfer is $78,000.00.

x Anita L. Smith
Affiant

Subscribed and sworn to before me, this 23 day of December 1986.

Notary Public

My Commission expires: 7-18-87

Mortgagee:

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Anita Smith 513 Stacey Square Terrace Nashville, TN 37221	Leader Federal Savings & Loan Association 158 Madison Avenue Memphis, Tennessee 38103	128-06B-07 9D-78760

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the Grantee has assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Steven B. Armistead and wife, Venita D. Armistead, to Leader Enterprises, Inc., Trustee, of record in Book 6679, page 51, Register's Office for Davidson County, Tennessee, reference to said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said Grantee, We, **STEVEN B. ARMISTEAD AND WIFE, VENITA D. ARMISTEAD,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ANITA SMITH,** a single person, hereinafter called the Grantee, her 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 Unit No. 513, on the Plan of Stacy Square II, of record in Plat Book 6250, Page 159, Register's Office for Davidson County, Tennessee, as amended by exhibit to Master Deed contained in instrument of record in Book 6497, page 720, said Register's Office.

Being the same property conveyed to Steven B. Armistead and wife, Venita D. Armistead by deed from Morris Eshaghpour Contracting Corporation of record in Book 6679, page 61, Register's Office for said County.

This property is unencumbered except for the following:

1. 1986 taxes which are assumed by Grantee, Anita Smith, a single person.

2. The deed of trust described hereinabove and assumed herein.

3. Subject to all matters as shown on the Plan of record in Plat Book 6250, page 159, Register's Office for Davidson County, Tennessee, as amended by exhibit to Master Deed of record in Book 6497, page 720, Register's Office for Davidson County, Tennessee.

4. Subject to restrictions and conditions of record in Book 4504, page 406, Register's Office for Davidson County, Tennessee.

5. Subject to Master Deed and By-Laws of record in Book 6497, page 700, Register's Office for Davidson County, Tennessee.

6. Subject to certificate of Homeowners Association of record in Book 6388, page 616, Register's Office for Davidson County, Tennessee.

7. Subject to an agreement of record in Book 6391, page 460, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 513 Stacey Square Terrace
(House Number) (Street)

Nashville, TN 37221
(P. O. Box) (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 Grantee, her heirs and assigns, forever; and we do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 22nd day of December, 1986.

Steven B. Armistead

Venita D. Armistead

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 Steven B. Armistead and wife, Venita D. Armistead, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of December, 1986.

Cynthia M. Bucks
Notary Public

My Commission Expires: July 17, 1988

7664

IDENTIFICATION REFERENCE

Dec 29 1 14 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

7[illegible] .[illegible] CONT
218.40 [illegible]TAX
.50 [illegible]
2.00 MTG [illegible]
[illegible] 221.90
13:[illegible] 8/29/96 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6.6.7.4.

IDENTIFICATION REFERENCE

Dec 29 1 14 PM '96

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No27011