file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Helen B. Jean
2601 Hillsboro Road, #F-5
Nashville, TN 37212

MORTGAGEE:
Commerce Union Bank

1 Commerce Pl., Real Estate Div.
Nashville, Tennessee 37239

MAP-PARCEL NUMBERS:
117-3-B-84.0 CO
7DA-80166

WARRANTY DEED

BOOK 7094 PAGE 570

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Larry A. Smith and wife, Bonnie Smith

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Helen B. Jean, unmarried

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. F-5 on the plan of The Villager Condominium Apartments, Revised, of record in Book 5200, page 201, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Larry A. Smith and wife, Bonnie Smith by deed from F. M. S. Properties, a partnership composed of Robert S. Brandt and wife, Anne M. Brandt, and Philip A. Russ and wife, Melissa M. Russ of record in Book 6266, page 928, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5434, page 665, Book 5434, page 708 and corrected in Book 5487, page 967, said Register's Office.

7 9 8 0 8

IDENTIFICATION REFERENCE

JAN 5 10 45 AM '87

REGISTER DAVIDSON COUNTY, TN

This is (~~un~~)improved property, known as 2601 Hillsboro Road, #F-5, Nashville, TN 37212.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of December, 19 86.

Bonnie Smith

Larry A. Smith

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of December, 19 86, before me personally appeared Larry A. Smith and wife, Bonnie Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Jan 4 1987

Notary Public

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STATE OF TENNESSEE
COUNTY OF _____

BOOK 7094 PAGE 571

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $~~38,500.00~~.

Helen B. Jean
Affiant

Subscribed and sworn to before me, this the 31st day of December, 19~~86~~.

My Commission Expires: Mar 4 1987

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
Larry A. Smith and wife, Bonnie Smith

to:
Helen B. Jean, unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-26020

State of Tennessee

Deed of Trust

file box 8/jcb

FHA Case No.

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

RECEIVED OF _____

FOR _____

BOOK 7094 PAGE 572

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

3050 .3- CONT.
107.00 CCTAX
.50 PRFEE
6.00 MOTX
CUST 114.30-
4825101/05/87 JW .70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79808

IDENTIFICATION REFERENCE

JAN 5 10 45 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 30474