86.10

BOOK 7097 PAGE 253

Map - 83.10

Par 370

WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

80485

IDENTIFICATION REFERENCE

JAN 6 11 29 AM '87

FELIX A. ELLIS, REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 28,000.00.

Joel Smith Sr.
Affiant

SWORN to and subscribed before me on this the 23rd day of December, 1986.

Ellen B. May
NOTARY PUBLIC

My Commission Expires: 11/24/90

ADDRESS NEW OWNER:	MORTGAGEE: Mail	MAP-PARCEL NO.
Joel Smith, Sr.	Old Hickory Employees Credit Union	
314 Forrest Park Rd.	1000 Industrial Rd.	
Madison, TN 37115	Old Hickory, TN 37138	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **OLIVER N. SMITH and wife, ERNA C. SMITH,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **JOEL SMITH, SR. and wife, CHARLENE SMITH,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING the easterly 8 feet of Lot No. 87 and the westerly 92 feet of Lot No. 88 on the Plan of Lockeland, being a part of the Chadwell Home Place, as of record in Book 57, Page 135, Registers' Office for said County.

SAID parts of Lots Nos. 87 and 88 front together 100 feet on the northerly side of Forrest Avenue, formerly Morrow Street and run back between parallel lines 330 feet to a dead line.

BEING the same property conveyed to OLIVER N. SMITH and wife, ERNA C. SMITH by Deed from JOHN M. NEWELL, JR., and wife, THELMA BILLIE NEWELL; MARILYN N. CLINE and husband, FRANK D. CLINE; RAYMOND C. NEWELL and wife, THEO NEWELL; CAROLYN K. WEAVER and husband, JAMES G. WEAVER; MILDRED RUTH NEWELL; WILLIAM NEWELL; ELIZABETH N. KING and husband, JESSE KING and MARY N. GIBSON of record in Book 6382, Page 46, Register's Office for Davidson County, TN.

This is improved property known as 1809 Forrest Ave., Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns, forever; and we 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 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 **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 _____ day of December, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Oliver N. Smith
OLIVER N. SMITH

Erna C. Smith
ERNA C. SMITH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, OLIVER N. SMITH and wife, ERNA C. SMITH, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 23rd day of December, 1986.

Ellen B. Mair
NOTARY PUBLIC

My Commission Expires: 11/12/90

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

RECEIVED OF _____

FOR _____

BOOK 7097 PAGE 255

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

[illegible] CONT.
78.40 CSTAX
.50 PRFE
6.00 MDE D
SUBTOX 84.90-
554361/06/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 0 4 8 5

IDENTIFICATION REFERENCE

JAN 6 11 20 AM '87

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN

No. 31182