BOOK 7100 PAGE 837

8 1 5 9 2

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 2868
Nashville, Tennessee 37219

IDENTIFICATION REFERENCE

JAN 8 1 26 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO MORTGAGEE:	MAP & PARCEL #
William A. Dortch, Jr. and wife, Mary Jo Dortch 6675 Clearbrook Drive Nashville, TN 37205	Commerce Union Bank Mortgage Administration Department Post Office Box 2546 Nashville, TN 37219	Map # L29-10 Parcel # 76

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, E. RHETT SMITH AND WIFE, HOPELYN W. SMITH do hereby transfer and convey unto WILLIAM A. DORTCH, JR. AND WIFE, MARY JO DORTCH, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 23 on the Plan of West Meade Park, Section 1, of record in Book 2900, Pages 103-104, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to E. Rhett Smith and wife, Hopelyn W. Smith, by deed from William James Jekot and wife, Pennie C. Jekot, of record in Book 6238, Page 244, Register's Office for Davidson County, Tennessee.

This is improved real property known as 6675 Clearbrook Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said WILLIAM A. DORTCH, JR. AND WIFE, MARY JO DORTCH, their heirs, successors and assigns forever.

The undersigned covenant with the said WILLIAM A. DORTCH, JR. AND WIFE, MARY JO DORTCH, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1987 which will be prorated to date of closing and assumed by the Grantees.

2. Restrictive Covenants of record in Book 3102, Page 381, as amended in Book 3508, Page 466, Register's Office for Davidson County, Tennessee.

3. Matters set forth on the Plan of West Meade Park, Section 1, of record in Book 2900, Pages 103 and 104, Register's Office for Davidson County, Tennessee.

The undersigned do further covenant and bind themselves and their heirs, successors and assigns to warrant and forever defend the title to said land to the said WILLIAM A. DORTCH JR. AND WIFE, MARY JO DORTCH, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 7th day of January, 1987.

E. RHETT SMITH

HOPELYN W. SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Connie Cockrum, a Notary Public in and for said State and County, the within named E. RHETT SMITH AND WIFE, HOPELYN W. SMITH, the within 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 7th day of January, 1987.

Connie Cockrum
NOTARY PUBLIC

My Commission Expires: 10/24/88

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $169,000.00.

William A. Dortch, Jr.

Sworn to and subscribed before me this 7th day of January, 1987.

Connie Cockrum
NOTARY PUBLIC

My Commission Expires: 10/24/88

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

RECEIVED OF _____

FOR _____

BOOK 7100 PAGE 839

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
			1690.[illegible] CANT.	
			473.80 CSTAX	
			.50 [illegible]	
			6.00 WDC 2	
			CHECK 473.70	
			87[illegible]/28/87 CAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81592

IDENTIFI REFERENCE

JAN 8 1 16 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32367