34

MORTGAGEE:
Old Hickory Employees Credit Union
Industrial Boulevard
Old Hickory, TN 37138

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January, 19 87

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 1161 MURFREESBORO ROAD, #505, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenny R. Smith (NAME)	Same (NAME)	MAP 54-13
209 Ashawn Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 145
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	4D-90944

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Riverbirch Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenny R. Smith and wife, Cynthia Dawn Smith

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 36 on the Plan of Brandywine Place, of record in Book 6250, pages 327 and 328, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Riverbirch Builders, Inc., a Tennessee Corporation, by deed from C. Hooper Development Company, a Tennessee Corporation, of record in Book 6926, page 22, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

8669.0

IDENTIFICATION REFERENCE

JAN 23 2:35 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 209 Ashawn Boulevard, Old Hickory, TN 37138
(House Number) (Street) (P. O. Address) (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 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 my hand this 19th day of January, 19 87

Attest: Riverbirch Builders, Inc.
By:

01/23 720.50 CHEC

BSS

STATE OF TENNESSEE }

BOOK 7116 PAGE 60

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Reggie M. Garner and ---------- with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President and ---------- respectively of the Riverbirch Builders, Inc. the within named bargainor, a corporation, and that (he) as such President and ----------, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Reggie N. Garner as such President, and attesting the same by the said ---------- as such ----------

Witness my hand and official seal at office at Nashville on this the 19th day of January, 19 87

My commission expires July 18, 1987

Notary Public

WARRANTY DEED

FROM Riverbirch Builders, Inc.

TO Kenny R. Smith
Cynthia Dawn Smith

Return to:
LEON SHARBER, ATTORNEY
1161 MURFREESBORO ROAD, SUITE 505
NASHVILLE, TN 37217

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

RECEIVED OF _____

FOR _____

BOOK 7116 PAGE 61

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] D- DATE
714.00 STAX
.50 PRFE
[illegible].00 WDE D
CHECK 720.50-
[illegible] BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86690

IDENTIFICATION REFERENCE

JAN 23 2 35 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.38102