FILE BOX "7" FILE NO. 20775 BOOK 7144 PAGE 272 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,061.23

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF FEBRUARY, 19 87

_____
Notary Public

MY COMMISSION EXPIRES: 9/11/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAUL S. SMITH et ux	FIRST TENNESSEE BANK, NA	117-8
(NAME) 3020 Brightwood Avenue	(NAME) Box 84	35
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37212	(STREET ADDRESS) Memphis, Tennessee 38101	16DA-01310
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WILLIAM BUSSE and wife, JERALDINE BUSSE, and BRADLEY BUSSE and ELIZABETH McKELVEY, tenants in common, and MARY JO BUSSE, wife of BRADLEY BUSSE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL S. SMITH et ux ENID D. 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. 18 on the changed plan of the Subdivision of Lots Nos. 11, 12, 13, 14 and 15 in the Belmont Terrace Annex No. 1, as of record in Book 547, page 99, Register's Office for said County.

SAID Lot No. 18 fronts 50 feet on the easterly side of Brightwood Avenue and runs back 181.5 feet on the northerly line and 180 feet on the southerly line, with the northerly margin of Gale Avenue, extended to a dead line and measures 55.25 feet thereon.

BEING the same property conveyed to William Busse and wife, Jeraldine Busse, and Bradley Busse and Elizabeth McKelvey, tenants in common, by deed from Pat Carroll and Phyllis L. Bateman, Co-Executrices of the Estate of Rebecca Lyell, of record in Book 5962, page 976, Register's Office for Davidson County, Tennessee. The said Mary Jo Busse, wife of Bradley Busse, joins in this conveyance for whatever right, title and interest she might have in said property.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to FIRST TENNESSEE BANK, of record in Book 6955, page 887, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved ( ) unimproved ( ) property, known as XX 3020 Brightwood Avenue, Nashville, Tennessee 37212
(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 our hand s this 20th day of February, 19 87

William F. Busse — WILLIAM BUSSE
Bradley W. Busse — BRADLEY BUSSE
Elizabeth McKelvey — ELIZABETH McKELVEY
Jeraldine H. Busse — JERALDINE BUSSE
Mary Jo Busse — MARY JO BUSSE

02/20/87 13375

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named WILLIAM BUSSE and wife, JERALDINE BUSSE, and BRADLEY BUSSE and ELIZABETH McKELVEY, tenants in common, and MARY JO BUSSE, wife of BRADLEY BUSSE,

the bargainor s, 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 20th day of February, 1987

Commission Expires 9/11/90

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
WILLIAM BUSSE et al

TO
PAUL S. SMITH et ux
ENID D. SMITH

9.6.338

IDENTIFICATION REFERENCE

FEB 23 2 19 PM '87

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

70[illegible]61.23- CANT.
196.20 CSTAX
.50 PRFE[illegible]
6.00 WD[illegible]
CHECK 202.70-
0375302/23/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96338

IDENTIFICATION REFERENCE

FEB 23 2 19 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 48678