File #5809 FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee 37215

BOOK 7193 PAGE 461

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: (Mortgagee)	MAP PARCEL NUMBERS
MARK SMITH (NAME)	CITY FEDERAL SAVINGS BANK (NAME)	Map 104-6
3311 Orleans Drive (STREET ADDRESS OR ROUTE NUMBER)	1141 East Jersey Street (STREET ADDRESS)	Parcel 155
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Elizabeth, New Jersey 07201 (CITY) (STATE) (ZIP)	F.B. #26W-6706

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, U. GRANT BROWNING, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK SMITH and MELODY KING SMITH, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 120A on the Plan of Zone Lot Division of Lot 120, Bransford Realty Co.'s West End Heights Subdivision, as of record in Plat Book 6900, page 36, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to U. Grant Browning, Trustee, by deed from I.C. Waddey, Jr. and wife, Oretta V. Waddey of record in Book 6629, Page 301, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Plat Book 6900, page 36; and (3) All matters appearing on the Plan of record in Plat Book 6900, page 36, said Register's Office.

117.50

IDENTIFICATION REFERENCE

APR 6 1 31 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 3311 Orleans Drive, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of March, 1987

U. GRANT BROWNING, Trustee

BOOK 7193 PAGE 462

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named U. GRANT BROWNING, Trustee the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of March, 1987.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____

this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

_____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 1987.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

_____ Notary Public

WARRANTY DEED

FROM U. GRANT BROWNING, Trustee

TO MARK SMITH and wife, MELODY KING SMITH

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____ BOOK 7193 PAGE 463

FOR _____

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

19[illegible] C- [illegible]AMT.
557.00 [illegible]STAX
.50 [illegible]FEE
3.00 [illegible]
[illegible] 560.71-
04/06/87 PAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 1 7.5 0

IDENTIFICATION REFERENCE

APR 6 1 31 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 65866