BOOK 7203 PAGE 741

File Box 24

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,500.00

Susan A. Primm
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April 19 87.

Notary Public

MY COMMISSION EXPIRES: 7-2-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgagee)	MAP-PARCEL NUMBERS
George W. Smelcer, Jr. (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 116-3
138 Kenner Avenue (STREET ADDRESS OR ROUTE NUMBER)	3975 University Dr., Ste.100/210 (STREET ADDRESS)	PAR. 67
Nashville, TN. 37205 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA. 22030 (CITY) (STATE) (ZIP)	07DA 09480

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, Stephen H. Fishel, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George W. Smelcer, Jr. and Susan A. Primm, both unmarried

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:

BEING the northerly 1/2 of Lot No. 14 of the Kenner-Mannor Land Co.'s 2nd Subdivision of the Kenner Tract; being further described according to a survey by John Kohl & Co. dated March 3, 1987 as follows:

SAID northerly one-half of Lot No. 14 fronts 50 feet on the easterly side of Kenner Avenue and runs back 215.5 feet on the north line and 212.25 feet, more or less, on the south side , to the west line of a 10 foot reserved strip, and shows 50.08 feet on said strip.

Being the same property conveyed to Stephen H. Fishel by deed from Mildred Bearden Moore of record in Book 4852, Page 88, Register's Office for Davidson County, Tennessee.

Subject to joint driveway easement of record in Book 6317, Page 64, said Register's Office.

IDENTIFICATION REFERENCE 15110

APR 15 11 39 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( ) property, known as 138 Kenner Avenue, Nashville, TN, 37205
improved (X) (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 13th day of April, 19 87

Stephen H. Fishel
Stephen H. Fishel

BOOK 7203 PAGE 742

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen H. Fishel, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of April 19 87

Commission expires 7-9-89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____ as such _____ and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Stephen H. Fishel

TO
George W. Smelcer, Jr.
Susan A. Primm

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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

RECEIVED OF _____

FOR _____

BOOK 7203 PAGE 743

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
			900. [illegible]- RMT.	
			253.40 RSTAX	
			.50 RREC.	
			2.00 MTG	
			CHECK	253.90-
			475RA04/15/87 RAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15110

IDENTIFICATION REFERENCE

APR 15 11 39 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 69579