See 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
MARCUS A. SMITH ET UX	SAME NO MORTGAGEE	11D 89855
(NAME)	(NAME)	
1225 Shawnee Road		Map 52-8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	# 33
Madison, TN 37115		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7212 PAGE 209

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, ROBERT B. CRANCH AND WIFE, DELORES J. CRANCH,

have bargained and sold, and by these presents do transfer and convey unto the said MARCUS A. SMITH AND WIFE, LUTHENE SMITH

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Section 1, Sequoia Valley, of record in Book 3700, page 81, Register's Office for said County.

Said Lot No. 47 fronts 100.2 feet on the northeasterly margin of Shawnee Road and extends back 149.6 feet on the northwesterly line and 125.0 feet on the southeasterly line to a broken line in the rear, measuring 111.5 feet thereon.

BEING the same property conveyed to Robert B. Cranch and wife, Delores J. Cranch by deed from Fred E. A. Johnson and wife, Patsy Sue Johnson of record in Book 6920, Page 933, Register's Office for Davidson County, Tennessee.

17934

IDENTIFICATION REFERENCE

APR 23 8 17 AM '87

FILED & RECORDED IN REGISTER DAVIDSON COUNTY, TN

This is improved (XXX) unimproved ( ) property, known as 1225 Shawnee Road (House Number) (Street)

Madison, TN 37115 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 17th day of April, 1987.

Robert B. Cranch
ROBERT B. CRANCH

Delores J. Cranch
DELORES J. CRANCH

R135

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 ROBERT B. CRANCH AND WIFE, DELORES J. CRANCH

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 17th day of April, 19 87.

My commission expires 7-17-88 Notary Public [signature]

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, 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 _____ and attesting the same by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 85,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

William D. Castleman

Sworn to and subscribed before me
this 17th day of April, 19 87.

My commission expires 7-17-88 Notary Public [signature]

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM

ROBERT B. CRANCH ET UX

TO

MARCUS A. SMITH ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4780

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

RECEIVED OF _____

FOR _____

BOOK 7212 PAGE 211

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

05000.00→ CAMT.
338.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 344.50→
0039A04/23/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17954

IDENTIFI REFERENC

APR 23 8 17 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 72789