BOOK 7264 PAGE 172 BOX 10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,324.51

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF June, 1987

Notary Public

MY COMMISSION EXPIRES 7/18/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTY.
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
Walter T. Smart, Jr. et ux (NAME)	City Federal Savings Bank (NAME)	042-07-A-001.00
701 Heritage Square Drive (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	11D92600
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Somerset, NJ 08873 (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, Fabian O. Eluma and wife, Grace U. Eluma

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter T. Smart, Jr. and wife, Renita Jennings Smart

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. 1 on the plan of Second Revised Plan Phase One Heritage Square, of record in Book 5200, page 282, Register's Office for said County.

Said Lot No. 1, which is a corner lot, fronts 27.53 feet on the westerly margin of Heritage Square Drive and fronts 50.09 feet on the northerly margin of Heritage Court, said frontages being joined by a curve having a length of 39.80 feet, and extends back 31.25 feet on the westerly line, being the easterly margin of Hermitage Drive, being joined by a curve having a length of 38.73 feet and extend back 100 feet on the northerly line to a point of intersection.

Being the same property conveyed to Fabian O. Eluma and wife, Grace U. Eluma by deed from Robert Chalker Sheehan, Jr. and wife, Mary Marie Sheehan of record in Book 6712, page 377, Register's Office for Davidson County, Tennessee.

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 of record in Book 6712, page 380, and re-recorded in Book 6874, page 43. Said Deed of Trust having been assigned of record in Book 6712, page 387 and re-recorded in Book 6899, page 859, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This conveyance is made subject to Declaration of covenants, conditions and restrictions of record in Book 5588, page 807-818 and Book 4424, page 282, all in the Register's Office for said County, and to the matters set forth in the above referenced plan of record.

This is unimproved ( ) improved (XX) property, known as 701 Heritage Square Drive, (House Number) (Street) Madison, TN 37115 (P. O. Address) (City or Town)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, unto 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 hands this 8th day of June, 1987.

Fabian O. Eluma

Grace U. Eluma

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Fabian O. Eluma and wife, Grace U. Eluma

the within named 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 purpose therein contained.

WITNESS my hand, at office, this 8th day of June, 19 87

Patricia Spicer Carden
NOTARY PUBLIC

My commission expires: 7-18-87

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____
NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

Fabian O. Eluma and wife,

Grace U. Eluma

TO

Walter T. Smart, Jr. and wife,

Renita Jennings Smart

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

IDENTIFICATION REFERENCE

3497-1

JUN 10 12 26 PM '87

FELIX Z. WILSON, 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

64324.51- CASH
180.54 STATE
.50 PROBATE
6.00 MISC
CHECK 180.54-
7588AD6/10/87 RAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3497 1

IDENTIFICATION REFERENCE

JUN 10 12 26 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 91923