THIS INSTRUMENT PREPARED BY:
STEWART, BLACK & UNDERHILL, ATTORNEYS
223 MADISON STREET, SUITE 108
POST OFFICE BOX 887
MADISON, TENNESSEE 37115

NAME/ADDRESS OF NEW OWNER(S):

CHARLES E. SMITH, JR., ET UX,
LINDA M. SMITH
106 SPERO ROAD
GOODLETTSVILLE, TENNESSEE 37072

MORTGAGEE(S):

DIAMOND MORTGAGE CORPORATION
212 S. TRYON STREET
SUITE 700
CHARLOTTE, NORTH CAROLINA 28281

SEND TAX BILLS TO:

DIAMOND MORTGAGE CORPORATION
212 S. TRYON STREET
SUITE 700
CHARLOTTE, NORTH CAROLINA 28281

MAP AND PARCEL NOS.:

MAP 33-11
PARCEL 015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 76,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Charles E. Smith Jr.
AFFIANT

Subscribed and sworn to before me this the 24th day of June, 1987.

Laura L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-12-89

STATE OF TENNESSEE
DAVIDSON COUNTY
NOTARY PUBLIC

$ 0 — 0

TENNESSEE REAL ESTATE TRANSFER TAX
JUN 25 2 24 PM 1987
[illegible]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged ZACHARY ALAN HAMRIC ET UX, LAURA HAMRIC hereinafter referred to as "GRANTOR(S)", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said CHARLES E. SMITH, JR., ET UX, LINDA M. SMITH hereinafter referred to as "GRANTEE(S)" their heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as 106 Spero Road, Goodlettsville, Tennessee 37072.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) their heirs and assigns forever, and we covenant with the Grantee(s), their heirs and assigns, that we are lawfully seized and possessed of the " Property " in fee simple, and have a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attached hereto and incorporated herein.

Grantor(s) further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the " Property " to Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 24th day of June, 1987.

Zachary Alan Hamric
ZACHARY ALAN HAMRIC

Laura Hamric
LAURA HAMRIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public, ZACHARY ALAN HAMRIC ET UX, LAURA HAMRIC with whom I am personally acquainted, and who acknowlegded that they executed the within instrument for the purposes therein contained.

WITNESS my hand this 24th day of June, 1987.

Dana L Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A "

Being Lot No. 30 on the Plan of Blair Manor Subdivision as of record in Book 3300, page 32, Register's Office for said County.

Said Lot No. 30 fronts 130 feet on the west side of Speroa Road and extends back between lines 284 feet to a dead line in the rear, which is a broken line, on which it measures 164 feet.

Being the same property conveyed to Zachary Alan Hamric et ux, Laura Hamric by deed from Thomas R. Claunch et ux, Penny F. Claunch of record in Book 5967, page 865, said Register's Office.

" EXHIBIT B "

613

BOOK 7279 PAGE 613

This conveyance is subject to the following:

1. 1987 real property taxes and real property taxes for future years.

2. Restrictive covenants contained in instruments of record in Book 3312, page 396, and Book 3315, page 571, said Register's Office.

3. The Plan of record in Book 3300, page 32, said Register's Office, shows an owner's certificate, a 60 foot minimum building setback line from Spero Road and a 10 foot easement for public utility purposes along the rear line of said lot.

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

RECEIVED OF _____

FOR _____

BOOK 7279 PAGE 614

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

76000.00- CONT.
212.00 CSTAX
.50 PRFEE
12.00 WDFEE
CHECK 225.30-
3/52A06/26/87 RM .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40315

IDENTIFICATION REFERENCE

JUN 26 12 27 PM '87

REGISTER
DAVIDSON COUNTY, TN

No.97953