F/E Box 34

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,907.39

Benton C. Forkum Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 19 87

Notary Public

MY COMMISSION EXPIRES: May 31, 1991

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 1161 MURFREESBORO ROAD, #505, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benton C. Forkum, Jr. (NAME)	City Federal Savings Bank c/o The Kissell Company	Map 108-12
1209 Reelfoot Circle (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	PARCEL 130
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Springfield, OH 45501 (CITY) (STATE) (ZIP)	3D-91089

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, Jerry Smith and wife, Linda Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benton C. Forkum, Jr. and wife, Melodie A. Forkum

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. 82 on the Plan of Reelfoot Subdivision, Section 2, of record in Book 5200, page 727, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Jerry Smith and wife, Linda Smith by deed from Yon H. Burton, unmarried of record in Book 7023, page 905, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, building setback lines and restrictions of record in Book 6411, page 920, said Register's Office.

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 7023, page 908, of the Register's Office for Davidson County, Tennessee, which the grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the grantee herein.

This is unimproved ( ) improved (X) property, known as 1209 Reelfoot Circle, Nashville, TN 37214
(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 our hands this 4th day of August, 19 87

Linda Smith
Linda Smith

Jerry Smith by Linda Smith as attorney in fact
Jerry Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Smith

(or proved to me on the basis of satisfactory evidence) the bargainor, with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of August, 1987.

Commission expires May 8, 1991

Notary Public

STATE OF TENNESSEE

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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 Jerry Smith
Linda Smith

TO Benton C. Forkum, Jr.
Melodie A. Forkum

52933

IDENTIFICATION REFERENCE

AUG 5 12 23 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

Return to:
LEON SHARBER, ATTORNEY
1161 MURFREESBORO ROAD, SUITE 505
NASHVILLE, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the underisgned, a Notary public in and for said County and State, the within named Linda Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jerry Smith and acknowledged that she executed the same as the free act and deed of said Jerry Smith.

Witness my hand and official seal at Nashville, TN this the 4th day of August, 1987.

My Commission Expires:
May 8, 1991

Notary Public

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

77907.39- CANT.
218.12 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 224.62-
8204A08/05/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52933

IDENTIFICATION REFERENCE

AUG 5 12 23 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 02196