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5 8 6 4 3

IDENTIFICATION REFERENCE

AUG 24 1 35 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO MORTGAGEE:	MAP & PARCEL #
Charles C. Alexander and wife, Lydia C. Alexander 505 Hogan Road Nashville, TN 37211	Commerce Union Bank Mortgage Administration Department Post Office Box 121999 Nashville, TN 37212-1999	Map 146 Group 16 Parcel 16

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, MARK A. SMYTH AND WIFE, DEBRA G. SMYTH, do hereby transfer and convey unto CHARLES C. ALEXANDER AND WIFE, LYDIA C. ALEXANDER, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Brentwood Hall, Section One, as of record in Book 2083, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Mark A. Smyth and wife, Debra G. Smyth by deed from Scott E. Schmittle and wife, Lucy Diane Schmittle of record in Book 6441, Page 151, Register's Office for Davidson County, Tennessee.

THE last known recorded instrument regarding this property is a Deed of Trust of record in Book 6441, Page 154, said Register's Office. Said Deed of Trust was assigned by instrument of record in Book 6444, Page 205, said Register's Office.

This is improved real property known as 505 Hogan Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said CHARLES C. ALEXANDER AND WIFE, LYDIA C. ALEXANDER, their heirs, successors and assigns forever.

The undersigned covenant with the said CHARLES C. ALEXANDER AND WIFE, LYDIA C. ALEXANDER, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1987 which are prorated to date of closing and assumed by the Grantees.

2. Matters set forth on the Plan of Brentwood Hall, Section One, as of record in Book 2083, Page 18, Register's Office for Davidson County, Tennessee.

The undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said CHARLES C. ALEXANDER AND WIFE, LYDIA C. ALEXANDER, their successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 19 day of August, 1987.

M. A. Smyth
MARK A. SMYTH

Debra G. Smyth
DEBRA G. SMYTH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, DONNA R. SHARP, a Notary Public in and for said State and County, MARK A. SMYTH AND WIFE, DEBRA G. SMYTH, the within named the within bargainors, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of August, 1987.

Donna R. Sharp
NOTARY PUBLIC

My Commission Expires: 5/8/91

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $73,500.00.

Charles C. Alexander
AFFIANT

Sworn to and subscribed before me this 19th day of August, 1987.

Donna R. Sharp
NOTARY PUBLIC

My Commission Expires: 5/8/91

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

73500.00- CAMT.
205.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 212.30-
489BA08/24/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 8 6 4 3

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AUG 24 1 35 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 08743