ADDRESS OF NEW OWNER(S) AS FOLLOWS:
American Construction and
Remodeling Company, Inc.
P. O. Box 148148
Nashville, TN 37214

SEND TAX BILLS TO:
Rainier Financial Services
P. O. Box C-34040
Seattle, Washington 98124-1040

MAP-PARCEL NUMBER
075-13-0 030
04 D 32106

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and adequacy of which is hereby acknowledged, **GARY ALAN SMITH** and wife, **CLAUDIA M. SMITH**, hereinafter called Grantors have, this day bargained and sold and do by these presents sell, transfer and convey unto **AMERICAN CONSTRUCTION AND REMODELING COMPANY, INC.** hereinafter called Grantee, its assigns and successors, that certain tract or parcel of land situated, lying and being in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 360 on the Plan of Section Three, Hermitage Hills, of record in Book 2900, page 97, Register's Office for said County.
>
> Said Lot No. 360 fronts 91.12 feet on the northwesterly margin of Bonnacreek Drive and extends back 180.0 feet on the northeasterly line and 180.0 feet on the southwesterly line to a broken line in the rear, measuring 71.8 feet thereon.
>
> Being the same property conveyed to Gary Alan Smith and wife, Claudia M. Smith, by deed from James A. Franklin, a single person, of record in Book 6625, page 138, 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 to GREATER MORTGAGE COMPANY, of record in Book 5288, page 10, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the Grantee. Said Loan is now with RAINIER FINANCIAL SERVICES. Grantee also assumes the unpaid balance of a note secured by a second mortgage Deed of Trust to CITICORP FINANCIAL SERVICES CORPORATION, of record in Book 6625, page 144, Register's Office for Davidson County, Tennessee.

08/24 91.50 CHECK

This is improved property, known as 3842 Bonnacreek Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its assigns and successors, forever. And Grantors do covenant with the said Grantee that lawfully seized and possessed of said land in fee simple, has a

good and lawful right to convey it, and the same is unencumbered, except as set forth above. And Grantors do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said land to the said Grantee, its assigns and successors, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness our hands on this the 14th day of August, 1987.

Gary Alan Smith
GARY ALAN SMITH

Claudia M. Smith
CLAUDIA M. SMITH

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority in and for said County and State, GARY ALAN SMITH and wife, CLAUDIA M. SMITH, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this the 14th day of August, 1987.

Donald A Guinto.
NOTARY PUBLIC

My Commission Expires: 3/11/1990

This Instrument Prepared By:
THOMAS C. CRAWFORD
Attorney at Law
Suite 215
3401 West End Ave.
Nashville, TN 37203

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$ 65,000.00 .

Julie A. O'Brien
AFFIANT

Subscribed and Sworn to before me, this the 14th day of August, 1987.

Donald A Gunto
NOTARY PUBLIC

My Commission Expires: 3/11/1990

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

58648

IDENTIFICATION REFERENCE

AUG 24 1 37 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7333 PAGE 284

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			65000.00- CAMT.	
			182.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	191.50-
4903A	08/24/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 8 6 4 8

IDENTIFICATION REFERENCE

AUG 24 1 37 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 08748