#6170

87-2702

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7348 PAGE 818

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARK SMITH (NAME)	LEADER FEDERAL MORTGAGE, INC. (NAME)	Map 142-16A
1504 Daventry Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 96co
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101-2926 (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, ZARING NATIONAL CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK R. SMITH and wife, RONA A. SMITH

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 96 on the Plan of Phase Three of Devon Park, as of record in Plat Book 6900, page 52, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Zaring National Corporation by deed from STM Devon Park Partnership of record in Book 7343, Page 26, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) 1987 taxes, which have been prorated and assumed by the Grantees herein; (2) Declaration of Covenants, Conditions and Restrictions in Book 6176, page 7, amended in Book 6541, page 542, made applicable in Book 6967, page 156; (3) Storm Water Detention Agreement in Book 6145, page 252 and Book 6908, page 59; and (4) All matters appearing on the plan of record in Plat Book 6900, page 52, said Register's Office.

6 3 9 4 5

IDENTIFICATION REFERENCE

SEP 10 10 24 AM '87

FELIX Z. WILSON III Register
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1504 Daventry Court, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 3rd day of September, 19 87

ZARING NATIONAL CORPORATION
By: Timothy J. Miele
TIMOTHY J. MIELE
President

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires_____ Notary Public_____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY J. MIELE with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowleged that he is the President of ZARING NATIONAL CORPORATION, the maker or constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 3rd day of September, 1987.

My commission expires: 1/1/89

Notary Public

GEORGE E. [illegible] JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 191,790.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September, 19 87.

MY COMMISSION EXPIRES: 1/1/89 (AFFIX SEAL)

Notary Public

TENNESSEE NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM ZARING NATIONAL CORPORATION

TO MARK R. SMITH and wife, RONA A. SMITH

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7348 PAGE 820

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
			191790.00-	CAMT.
			537.04	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	543.54-
1114A	09/10/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

639 45

IDENTIFT REFERENCE

SEP 10 10 24 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 14822