File 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS
JAMES HARRIS SMITH & ANNE	FIRST WACHOVIA MORTGAGE COMPANY	2D 38975
C. SMITH (NAME)	(NAME)	
3262 Anderson Road	P.O. Box 3174	150-14-103
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Winston-Salem, N. C. 27102	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

BOOK 7431 PAGE 611

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ---------- ---------- ($10.00) DOLLARS cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the unpaid balance of a certain indebtedness in the original principal amount of$44,600.00 payable to Commerce Union Bank, and secured by a Deed of Trust executed by Harry Russell Hix, III, unmarried, of record in Book 6015, page 28, Register's Office for Davidson County, Tennessee, to which reference is made for complete terms and conditions,

I, HARRY RUSSELL HIX, III, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES HARRIS SMITH AND ANNE C. SMITH

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly one half of Lot No. 3 on the plan of Justin Towne, Section I, as of record in Book 5200, page 473, Register's Office for Davidson County, Tennessee.
Beginning at a point in the westerly margin of Anderson Road said point being the common front corner of Lots 2 and 3 on said plan; thence North 61° 46' 3" West 131.32 feet along the common boundary of Lots 2 and 3 to a point which point is the common rear corner of said lots; thence North 48° 49' 10" East 50 feet to a point; thence South 35° 19' 23" East 35.38 feet to a point; thence South 65° 30' 22" East 39.5 feet to a point; thence South 67° 44' 16" East 41.88 feet to a point in the westerly margin of Anderson Road; thence with the margin of said road in a southerly direciton 38 feet to the point of beginning.

Being the same property conveyed to Harry Russell Hix, III by deed from Philhall Corporation of record in Book 6015, page 25, Register's Office for Davidson County, Tennessee.

9 2 3 1 2

IDENTIFICATION REFERENCE

DEC 22 8 28 AM '87

FELIX W. ... REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (xx) property, known as 3262 Anderson Road (House Number) (Street)
Antioch, Tennessee 37013
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said trade 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.

Whenever 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 16th day of December, 19 87.

Harry Russell Hix III
Harry Russell Hix, III

12/22 0101 03 CHECK 141.18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7431 PAGE 612

Personally appeared before me the undersigned, a Notary Public in and for said County and State Harry Russell Hix, III, unmarried,

the within named bargainor _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Madison Tennessee, this 16th day of December, 19 87.

Joyce B. Donahue
Notary Public

Commission expires 7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, 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 _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seat, at office in _____ this _____ day of _____, 19 ___.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 48,072.15. This is equal to or greater than the property would bring at a fair and voluntary sale.

William D. Castleman

Sworn to and subscribed before me this 16th day of December, 19 87

My commission expires 7-17-88 Notary Public Joyce B. Donahue

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

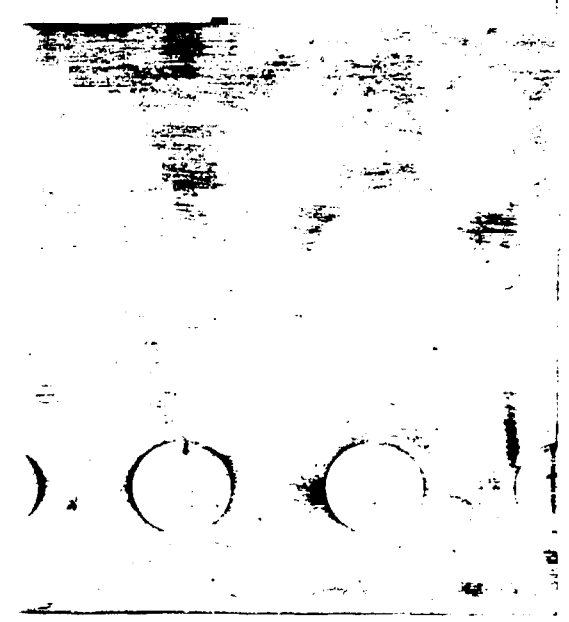
WARRANTY DEED

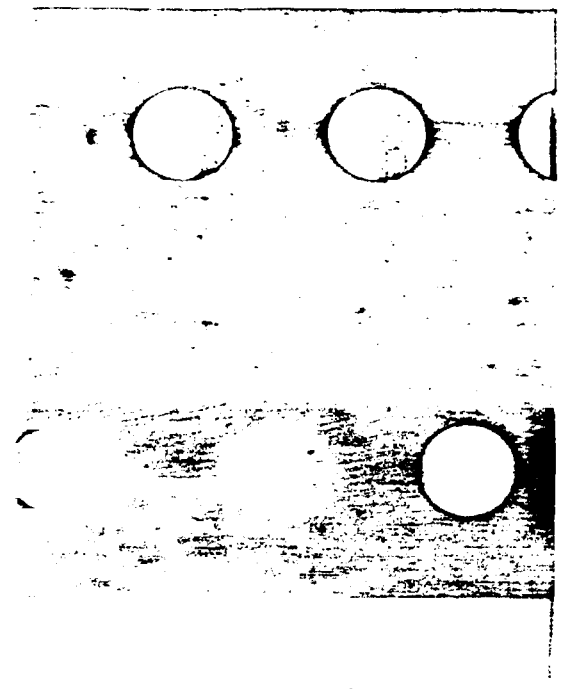
FROM
HARRY RUSSELL HIX, III

TO
JAMES HARRIS SMITH AND
ANNE C. SMITH

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7431 PAGE 613

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

CAMT	48072.05
CON TX	134.68
PRFEE	0.50
WDEED	6.00
TOTAL	141.18
CHECK	141.18

12/22/87 01 08:30 0001 2048

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

923.1.2

IDENTIFICATION REFERENCE

DEC 22 8 28 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 47172