BOOK 7472 PAGE 211

Mail

THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randall Karnes	City Federal Savings Bank	MAP 82-16-0-B
(NAME)	(NAME)	
935 Russell Street #105	125 Belmont Drive	PARCEL 105 CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37206	Somerset, New Jersey 08873	18W 15984
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of EIGHTY SEVEN THOUSAND AND 00/100---------- Dollars.

FEB 18 2 49 PM '88
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 05999

Judy K. Smiley-Salehi, unmarried, and Thomas B. Smiley, Jr.

have this day bargained and sold, and do hereby transfer and convey unto the said Randall Karnes

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

BEING a certain condominium apartment known as Unit 105, Russell Street Commons I, a horizontal property regime, as shown on the plan of Russell Street Commons I, of record in Book 6900, page 13, also being part of Lot #1 of Aeby Subidvision III, of record in Book 6250, page 574, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Judy K. Smiley-Salehi and Thomas B. Smiley, Jr., by deed from Aeby Construction Corporation of record in Book 7058 page 555, Register's Office for Davidson County, Tennessee.

Verma Dane Smiley, wife of Thomas B. Smiley, Jr., joins in this conveyance to convey any interest she may have in the property, particularly any marital interest.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to CityFed Mortgage Company of record in Book 7058, page 560, 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 said Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 87,000.00

Subscribed and sworn to before me this the 17th day of February 19 88

Affiant

My commission expires March 11, 1990 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE

unimproved ( )
This is improved (X) property, known as 935 Russell Street (House Number) #105, Nashville, Tennessee 37206 (City or Town)
(Street) P.O. Address

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 17th day of February 19 88 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Judy K. Smiley-Salehi
Judy K. Smiley-Salehi, Grantor

Thomas B. Smiley, Jr. by Judy K. Smiley-Salehi Atty in fact
Thomas B. Smiley, Jr., Grantor

Verma Dane Smiley by Judy K. Smiley-Salehi Atty in fact
Verma Dane Smiley, Grantor

Randall Karnes
Randall Karnes, Grantee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

250-10

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Personally appeared before me _____ the undersigned _____, *a Notary Public in and for said County and State* Judy K. Smiley-Salehi _____

_____

_____

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

Witness my hand and official seal at Nashville, *Tennessee, this* 17th *day of* February, *19*88.

8035 02/18 0101 03CHECK

_____ *Notary Public*

Commission expires 3/11/90

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 seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary in and for said County and State, Randall Karnes, 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 seal at Nashville, Tennessee, this 17th day of February, 1988.

_____
Notary Public

My Commission Expires: 3/11/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of February, 1988, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Judy K. Smiley-Salehi, 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 Thomas B. Smiley, Jr. and Verma Dane Smiley, and acknowledged that she executed the same as the free act and deed of the said Thomas B. Smiley, Jr. and Verma Dane Smiley.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of February, 1988.

_____
Notary Public

My Commission Expires: 3/11/90

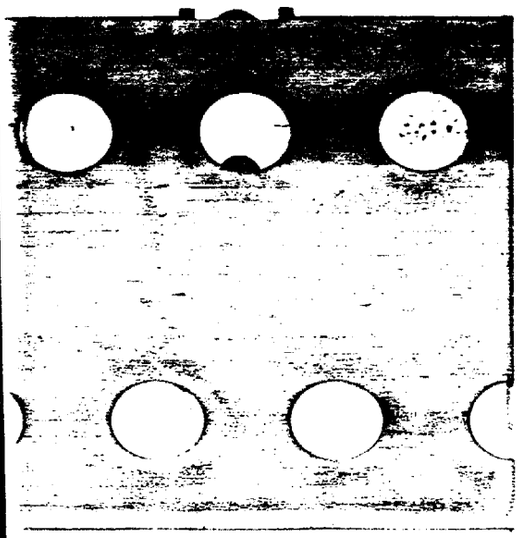
WARRANTY DEED

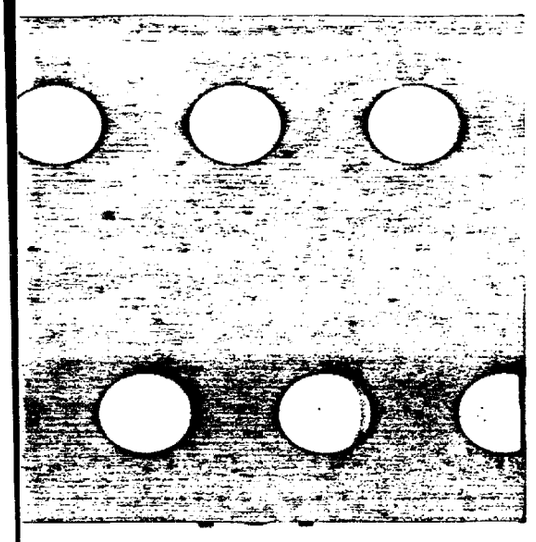
FROM

Judy K. Smiley-Salehi and Thomas B. Smiley, Jr.

TO

Randall Karnes





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

CAMT	87000.00
CON TX	243.60
PRFEE	0.50
WDEED	6.00
TOTAL	250.10
CHECK	250.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0-5-94 41-4150 0001 8035

05999

IDENTIFICATION REFERENCE

FEB 18 2 49 PM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 62810