BOK 23

BOOK 7847 PAGE 427

File No. 8406-5

Address New Owner:	Send Tax Bills To:	Map/Parcel
Thurston Lee Smith etux	Same	Map 173-1
708 RIDGEVIEW CT.	Mortgagee	Par 264
ANTIOCH, TN 37013		

WARRANTY DEED

FOR AND IN CONSIDERATION 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, BETTY A. SEINER (now Ivey), hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said THURSTON LEE SMITH and wife, EDNA L. SMITH, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15-B, Dreamland Estates Southeast, Section 3, Zone Lot Division of Lots 1 thru 5 and 7 thru 16, as of record in Book 6250, page 282, Register's Office for Davidson County, Tennessee, a resubdivision of Book 5200, page 649, said Register's Office.

Being part of the same property conveyed to Betty A. Seiner by deed from Ezell, Mitchell and Partners, of record in Book 6514, page 421, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to Restrictive Covenants of record in Book 6376, page 121, said Register's Office, the Plan of record in Book 5200, page 649 and Book 6250, page 282 and deed of trust of record in Book 6520, page 894, said Register's Office.

This property is conveyed subject to all applicable local government planning, building and zoning regulations. This instrument was prepared from information furnished by the seller.

Robert J. Ivey, husband of Betty A. Seiner (now Ivey) executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest in the herein described property that may have accrued to him by virtue of his marriage to Betty A. Seiner (now Ivey), and (ii) waiving, renouncing and quitclaiming to grantee any dower, elective share, exemption rights or other rights which he may have or which are provided for by law in the premises hereby conveyed.

It is agreed and understood that the above-named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 6520, page 894, Register's Office for Davidson County, Tennessee.

This is improved property known as 708 Ridgeview Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said THURSTON LEE SMITH and wife, EDNA L. SMITH, their heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate 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 on this 15th day of May, 1989.

Robert J. Ivey
ROBERT J. IVEY

Betty A. Seiner (Now Ivey)
BETTY A. SEINER (NOW IVEY)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 48,606.18.

Linda L. Smith
AFFIANT

Sworn to and subscribed before me this 15th day of May, 1989.

Linda Kaye Jones
NOTARY PUBLIC

My commission expires: 9/11/1990.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty A. Seiner (now Ivey) and husband Robert. J. Ivey, the bargainors, 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 purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of May, 1989.

Linda Kaye Jones
NOTARY PUBLIC

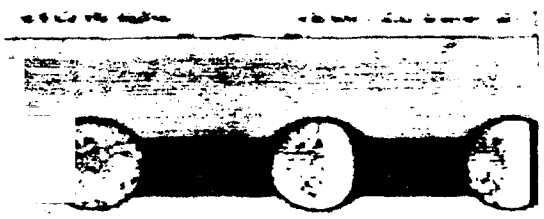
My commission expires: 9/11/1990.

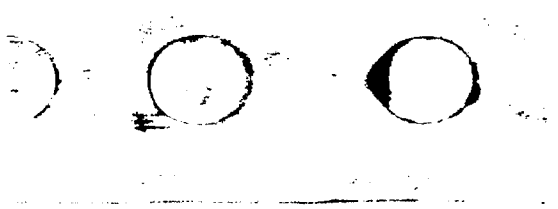
Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

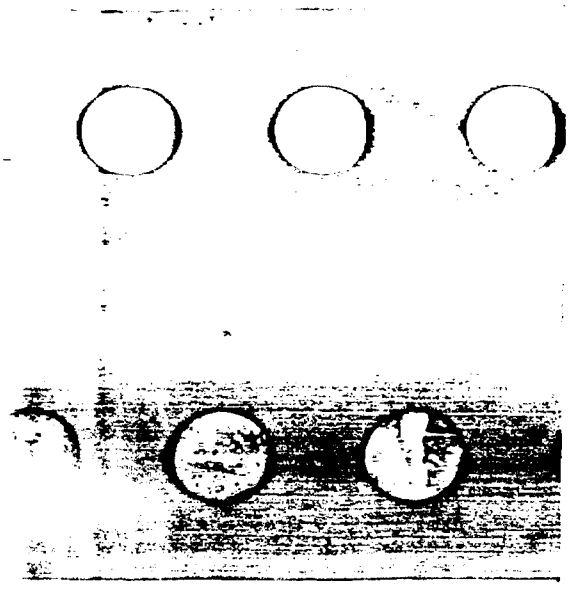
3979 J523 0101 03CHECK 166.88

MAY 23 12 24 PM '89

35286







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7847 PAGE 429

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	48606.18
CON TX	160.38
PRFEE	0.50
WDEED	6.00
TOTAL	166.88
CHECK	166.88

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/23/89 01 12:23 0001 8979

35286

IDENTIFICATION REFERENCE

MAY 23 12 24 PM '89

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

No. 212361