BOOK 7879 PAGE 834

STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,344.05

Larry M Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 19 89

W.L.
Notary Public

MY COMMISSION EXPIRES December 29, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
LARRY M. SMITH	FIRST INVESTMENT COMPANY	4D 36890
(NAME)	(NAME)	
806 Ellston St.	P.O. BOX 749	43-4-51
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138	COLUMBUS, OHIO 43216	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, WE, STEPHEN R. CHAPMAN AND WIFE, KAREN S. CHAPMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARRY M. SMITH, A MARRIED MAN TAKING TITLE IN HIS NAME ONLY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING LOT NO. Q, THE WESTERLY PART OF LOT 65 AND THE EASTERLY PART OF LOT 64, ON THE UNRECORDED PLAN OF SCENIC VIEW SUBDIVISION, DESCRIBED ACCORDING TO A MAP BY JAMES L. MURPHY, JR., SURVEYOR, DATED AUGUST 7, 1959 AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF SCENIC VIEW DRIVE, AT A POINT 1621.10 FEET NORTHWEST OF A CONCRETE MONUMENT AT THE BEGINNNING OF A CURVE, INTO HILLMAN PLACE, THENCE WITH THE MARGIN OF SCENIC VIEW DRIVE, NORTH 46 DEGREES 29 MINUTES WEST 69.1 FEET; THENCE NORTH 43 DEGREES 31 MINUTES EAST 170 FEET TO A POINT; THENCE SOUTH 46 DEGREES 29 MINUTES EAST 69.1 FEET TO A POINT; THENCE SOUTH 43 DEGREES 31 MINUTES WEST 170 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN R. CHAPMAN AND WIFE, KAREN S. CHAPMAN BY DEED OF RECORD IN BOOK 6804, PAGE 789, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

AS PART OF THE CONSIDERATION HEREFORE IS THE GRANTEE'S ASSUMPTION OF THE DEED OF TRUST OF RECORD IN BOOK 6804, PAGE 792, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND UNPAID BALANCE OF THE NOTE THEREBY SECURED IN THE ORIGINAL PRINCIPAL AMOUNT OF $43,500.00, NOW PAYABLE TO FIRST INVESTMENT COMPANY, WHICH INDEBTEDNESS LARRY M. SMITH HEREBY ASSUME AND AGREE TO PAY IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SAID NOTE AND DEED OF TRUST.

This is improved X unimproved property, known as 145 SCENIC VIEW DRIVE , OLD HICKORY , TN , 37138
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract 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. 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

Witness our hand s this 29th day of June, 19 89

STEPHEN R. CHAPMAN: Stephen R. Chapman

KAREN S. CHAPMAN: Karen S. Chapman

STATE OF TENNESSEE
County of SUMNER

Personally appeared before me, STEPHEN R. CHAPMAN AND WIFE, KAREN S. CHAPMAN

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 1989

Commission expires December 29, 1990

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me,

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with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a 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 day of 19

Commission expires

Notary Public

46151

Jul 3 10 47 AM '89

1577 07/03 0101 03CHECK 166.39

WARRANTY DEED

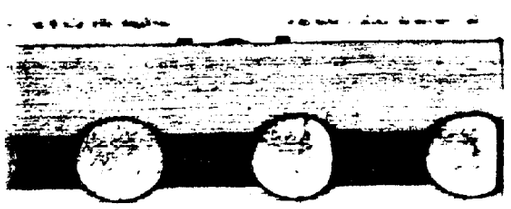
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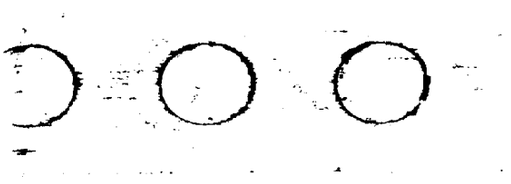
STEPHEN R. CHAPMAN, et ux

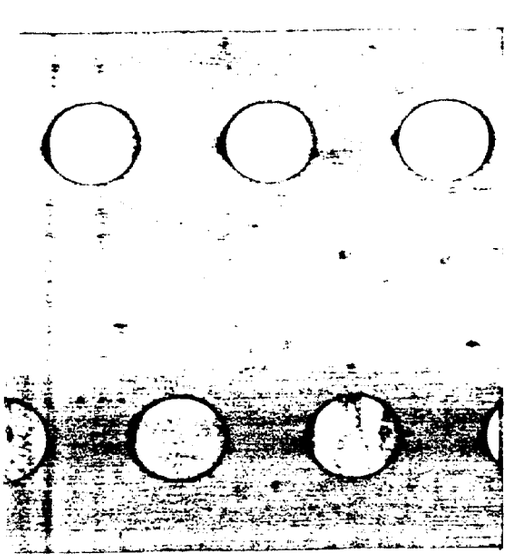
TO

LARRY M. SMITH

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077







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 48344.05
CON TX 159.39
PRFEE 1.00
WDEED 6.00
TOTAL 166.39
CHECK 166.39

07/03/89 01 10:49 0001 1577

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46151

IDENTIFICATION REFERENCE

Jul 3 10 47 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 225312