Bar 53

FORM No. WD-1

BOOK 8027 PAGE 435

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,517.04

Vicki Lodyga
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY 1990

Carolyn Deeffo
Notary Public

MY COMMISSION EXPIRES: 1/23/93
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
DAVID A. SMITH	FIRST INVESTMENT COMPANY	MAP 25-8
(NAME) 201 Rosehill Drive	(NAME) P. O. BOX 749	PARCEL 9
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tn	(STREET ADDRESS) COLUMBUS, OHIO 43216-0749	
(CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, HENRY A. FLETCHER, JR. AND WIFE, TRACY FLETCHER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID A. SMITH AND WIFE, PARDONA SMITH

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. 93 on the Plan of the Resubdivision of Lots 92 and 93 in Ranchwood Estates, Section 1, of record in Book 5210, page 60, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Henry A. Fletcher, Jr., by Quitclaim Deed of record in Book 8009, page 687, Register's Office for Davidson County, Tennessee.

Tracy Fletcher joins in this conveyance for the purpose of conveying any right, title, or interest in and to said property which she may have, marital or otherwise.

Grantees do hereby agree to assume and pay a certain unpaid indebtedness of record in Book 7014, page 718, Register's Office for Davidson County, Tennessee, which Grantees promise to pay and agree to hold Grantors harmless from same.
David A. Smith, a/k/a Davy A. Smith and wife, Pandora Smith execute this instrument by and through Carolyn Morrow, their Attorney In Fact, pursuant to Special Power of Attorneys recorded simultaneously herewith.

This is unimproved ( ) improved (XX) property, known as 201 Rosehill Drive, Goodlettsville, TN 37072
(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 heir 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 covey 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 hands this 9th day of January, 19 90

Henry A. Fletcher Jr.
HENRY A. FLETCHER, JR.

Tracy Fletcher
TRACY FLETCHER

Davy A Smith
by Carolyn Morrow attorney-in-fact

Pandora Smith
by Carolyn Morrow attorney-in-fact

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

BOOK 8027 PAGE 436

STATE OF ~~TENNESSEE~~ TEXAS:
COUNTY OF _____:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HENRY A. FLETCHER, JR. AND WIFE, TRACY FLETCHER

the bargainor S A C, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Seguin, Texas, ~~Tennessee~~ this 10 day of January, 1990

Commission expires 1-28-90

(AFFIX SEAL)

Notary Public 1-28-90 Exp

STATE OF TENNESSEE
COUNTY OF D C

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) his oath / himself acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

3855 01/18 0101 03CHECK 325.45

WARRANTY DEED

FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

JAN 18 8 44 AM 1990

IDENTIFICATION REFERENCE

9700 1.

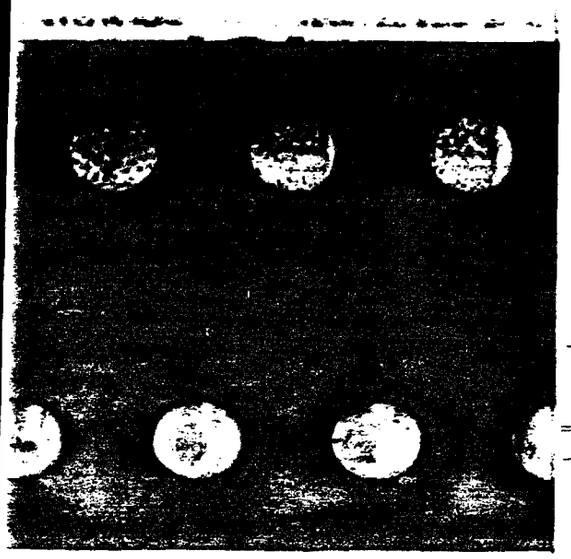
STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

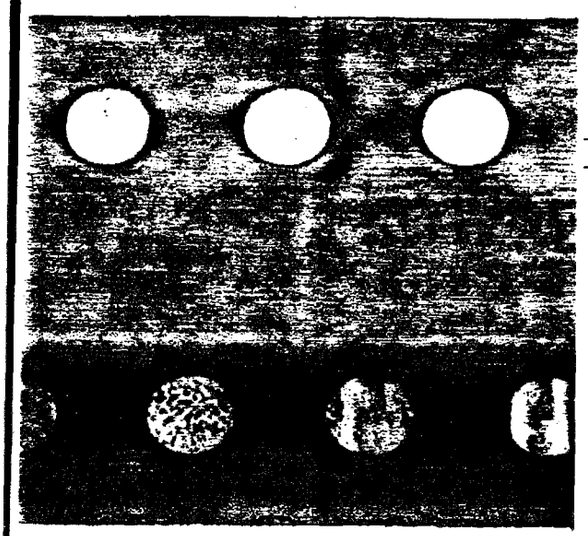
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CAROLYN MORROW, to me known to be the person who executed the foregoing instrument on behalf of DAVID A. SMITH AND PANDORA SMITH, and acknowledged that she executed the same as the free act and deed of the said DAVID A. SMITH AND PANDORA SMITH, for the purposes therein contained.

WITNESS my hand and official seal on this the 9th day of January, 1990.

Carolyn Morrow
NOTARY PUBLIC

My Commission Expires: 1/23/93





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

RECEIVED OF _____

FOR _____

BOOK 8027 PAGE 437

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 96517.04
				CON TX 318.45
				PRFEE 1.00
				WDEED 6.00
				TOTAL 325.45
				CHECK 325.45
		01/18/90	01	08:44 0001 3855

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97 0 01

IDENTIFICATION REFERENCE

JAN 18 8 44 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 284954