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Bk 53

FORM No WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February 1990

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	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
RICHARD A. SMRZ	BANCBOSTON MORTGAGE CORPORATION	MAP 75-9
(NAME) 3914 Bonnavista Drive	(NAME) 7301 Baymeadows Way	PARCEL 99
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076	(STREET ADDRESS) Jacksonville, FLA 32256	
(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, MARTIN A. TYER AND WIFE, NANCY JO TYER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD A. SMRZ AND WIFE, DEEDRA C. SMRZ

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. 229 on the Plan of Hermitage Hills, Section 2, Revised, as of record in Plat Book 2900, page 112, Register's Office for said County.

Said Lot No. 229 begins at a point in the southerly margin of Bonnalynn Drive at the common front corner of Lots 229 and 230; thence southwardly with the line between said lots 111.8 feet to a concrete monument at a common rear corner of Lots 230, 223, and 280; thence with the line between Lots 229 and 280, southeastwardly 119.2 feet to a point in the northwesterly margin of Bonnavista Drive at the common front corner of Lots 229 and 280; thence with said margin northeastwardly 128.06 feet to a concrete monument which marks the beginning of a curve with a radius of 25.0 feet; thence to the north; thence to the east around said curve 41.21 feet to a concrete monument in the southerly margin of Bonnalynn Drive; thence westwardly with said margin 125.62 feet to the beginning.

BEING the same property conveyed to Martin A. Tyer and wife, Nancy Jo Tyer, by deed of record in Book 6135, page 138, Register's Office for Davidson County, Tennessee.

04463

IDENTIF. REFERENCE

FEB 16 1 01 PM '90

DAVIDSON COUNTY

This is improved (XX) unimproved ( ) property, known as 3914 Bonnavista Drive, Hermitage, TN 37076
(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 hand s this 14 day of February, 19 90

MARTIN A. TYER Martin A. Tyer NANCY JO TYER Nancy Jo Tyer

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STATE OF ~~TENNESSEE~~ GEORGIA:
COUNTY OF DeKalb :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARTIN A. TYER AND WIFE, NANCY JO TYER

the bargainor S, 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 Georgia, ~~Tennessee~~, this 14 day of February 19 90

Commission expires Notary Public, Gwinnett County, Georgia My Commission Expires May 22, 1992

(AFFIX SEAL)

Dale R Bentley
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (his oath / their several oaths) acknowledged (himself / 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

WARRANTY DEED

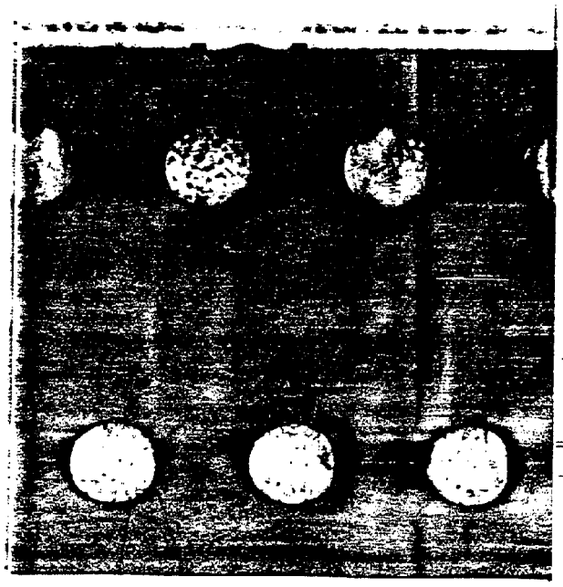
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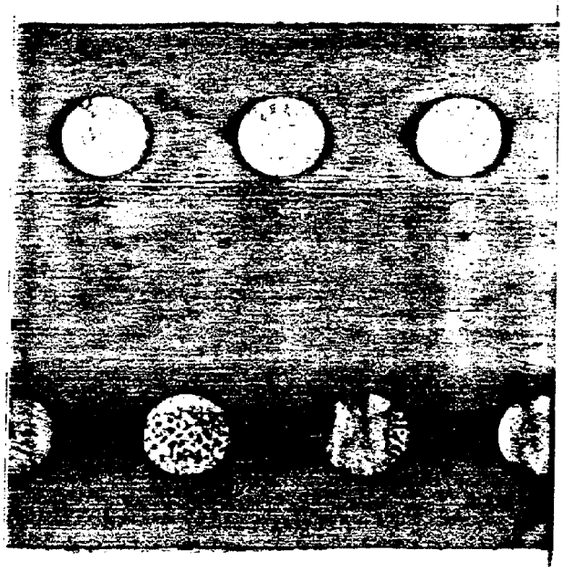
TO

RETURN TO:

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

3630 02/16 0101 03CHECK 211.60





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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 62000.00
				CON TX 204.60
				PRFEE 1.00
				MDEED 6.00
				TOTAL 211.60
				CHECK 211.60
			02/16/90 01	13:01 0001 3630

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

Q 4 4 6 3

IDENTIF. REFERENCE

FEB 16 1 01 PM '90

FELIX Z. DAVIDSON COUNTY TN.

No. 293621