File Box 29

BOOK 8638 PAGE 849

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,240.11

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 1992

Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES March 25, 1995

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benny J. Smith (NAME)	Bowest - NYG (NAME)	MAP 108-12
3320 Quail Run Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 85101 (STREET ADDRESS)	PARCEL 192
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	San Diego, CA 92186-5101 (CITY) (STATE) (ZIP)	3D-91878

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, Michael P. Abbott and wife, Olga L. Abbott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benny J. Smith and wife, Marilyn 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:

LAND in Davidson County, Tennessee, being Lot No. 28, Section Three, Trailwood Subdivision, of record in Book 6900, page 67, Register's Office for said County, to which plan reference is hereby made for a more detailed description of said lot.

BEING the same property conveyed to Michael P. Abbott and wife, Olga L. Abbott by deed from Ronald James Davis, Sr. and wife, Melinda Ann Comfort, filed of record in Book 8243, page 485, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7375, page 678, of the Register's Office for Davidson County, Tennessee, which the grantee(s) herein hereby assume(s) and agree(s) to pay. The escrow account in connection with the above loan is hereby transferred to the grantees herein.

See Recorded Deed of Easement of record in Book 7375, page 672, Register's Office for Said County,. granting the owner of the above lot an easement for location of a concrete driveway serving the property granted herein, said easement being located on a portion of Lot 27 of the above referenced subdivision.

This is unimproved ( ) improved (X) property, known as 3320 Quail Run Court, Nashville, TN 37211
(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 26th day of May, 19 92

Michael P. Abbott

Olga L. Abbott

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Michael P. Abbott and wife, Olga L. Abbott

(or proved to me on the basis of satisfactory evidence)
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 Nashville, Tennessee, this 26th day of May 19 92

Commission expires March 25, 1995

Ollie Mai Parsley
Notary Public

STATE OF TENNESSEE

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) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____

*(or proved to me on the basis of satisfactory evidence)

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Michael P. Abbott and wife, Olga L. Abbott

Abbott

TO

Benny J. Smith and wife, Marilyn

Smith

BOOK 8638 PAGE 850

Return to:

PRIORITY ESCROW SERVICES INC.
51 Century Boulevard
Suite #110
Nashville, TN 37214

14887

IDENTIF. REFERENCE

6265 06/01 0101 03CHECK 351.47

JUN 1 1 18 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8638 PAGE 851

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 93140.11
CON TX 344.47
PRFEE 1.00
WDEED 6.00
TOTAL 351.47
CHECK 351.47

06/01/92 01 13:15 0001 6265

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE 14887

JUN 1 1 18 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 536076