FILE NO. 33403
FILE BOX "7"

BOOK 9691 PG 325

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY 19 95

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN HENRY M. SMITH	FLEET MORTGAGE CORPORATION	106-13-176
(NAME)	(NAME)	
2152 Sadler Avenue	P. O. Box 24964	6DA 15942
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37210	Milwaukee, WI 53224-3128	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (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, KELLY J. ALBRIGHT, SINGLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN HENRY M. 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 part of Lot No. 42 on the Plan of Sadler Place, of record in Plat Book 332, Page 31, Register's Office for said County, to which reference is made for a more complete description.

SAID Lot 42 begins in the easterly margin of Sadler Avenue at the corner of Lots 41 and 42; thence running with the line between the two lots eastwardly 165 feet to an alley; thence with the margin of said alley in a southerly direction 43 feet to a point; thence in a westwardly direction 165 feet to the easterly margin of Sadler Avenue; thence northwardly along Sadler Avenue 48 feet to the beginning.

BEING the same property conveyed to Kelly J. Albright by deed from Steven T. Bodhaine and wife, Mary Ann Bodhaine of record in Book 8455, Page 490, Register's Office for Davidson County, Tennessee.

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

THIS CONVEYANCE IS SUBJECT TO A CERTAIN DEED OF TRUST SECURING THE PAYMENT OF A PROMISSORY NOTE TO SEARS MORTGAGE CORPORATION OF RECORD IN BOOK 7026, PAGE 483, AND ASSIGNED TO INDEPENDENCE ONE MORTGAGE CORP., SAID REGISTER'S OFFICE WITH A PRESENT UNPAID BALANCE OF APPROXIMATELY $39,226.12, WHICH THE GRANTEES HEREIN HEREBY ASSUME AND AGREE TO PAY. THE ESCROW ACCOUNT IN CONNECTION WITH SAID LOAN IS HEREBY TRANSFERRED TO GRANTEE. SAID LOAN IS NOW WITH FLEET MORTGAGE CORP.

*

unimproved ( )
This is improved (X) property, known as 2152 Sadler Avenue, Nashville, Tennessee 37210
(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 my hand this 24th day of May, 19 95

Kelly J. Albright

KELLY J. ALBRIGHT

BOOK 9691 PG 326

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named KELLY J. ALBRIGHT, SINGLE

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of May, 19 95

Commission Expires 11/28/98

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public in and for the State and County aforesaid, personally appeared

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the of the a corporation, and that he as such, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

Witness my hand and official seal at , , this day of , 19 .

Notary Public

Commission Expires

WARRANTY DEED

FROM

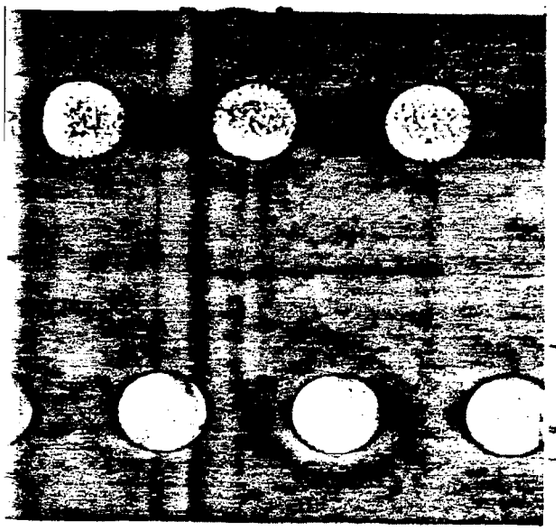
TO

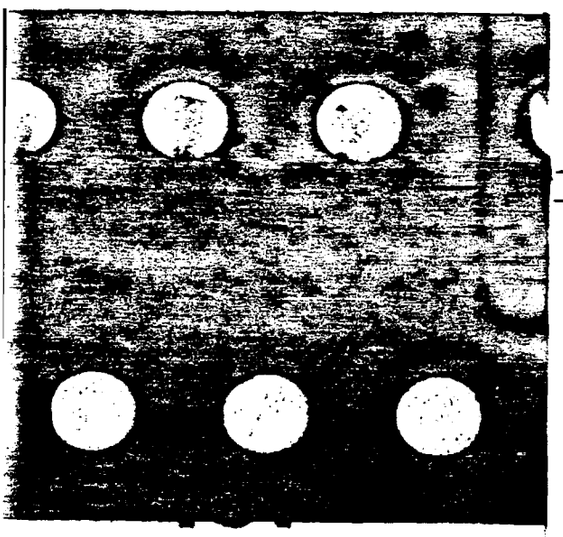
*THE GRANTEE FURTHER ASSUMES THE OBLIGATION OF THE GRANTOR AND/OR ORIGINAL MORTGAGOR UNDER THE TERMS OF ANY INSTRUMENT, REGULATIONS OR LAWS CREATING THE LOAN TO INDEMNIFY THE DEPARTMENT OF VETERANS ADMINISTRATION OR FEDERAL HOUSING ADMINISTRATION TO THE EXTENT OF ANY CLAIM OF PAYMENT ARISING FROM THE GUARANTY OR INSURANCE OF THE INDEBTEDNESS.

0066957
IDENTIF. & REFERENCE

95 JUN -5 PM 1:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7804 06/05 0101 03CHECK 192.15





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

RECEIVED OF _____

FOR _____

BOOK 9691 PG 327

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 49500.00
CON TX 183.15
PRFEE 1.00
WDEED 8.00
TOTAL 192.15
CHECK 192.15

06/05/95 01 13:16 0001 7804

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0066957
IDENTIF. # REFERENCE

95 JUN -5 PM 1:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 917098