K 9890

Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON 9890:321
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES 4/02/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Jay Smith (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 96-13
2724 Wellman Drive (ADDRESS)	P.O. Box 35140 (ADDRESS)	PARCEL 16
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Louisville, KY 40232 (CITY) (STATE) (ZIP)	3DZ 18290

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, James Michael Mundy and Lisa Kay Mundy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas Jay 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. 4 on the Plan of Perry Heights, of record in Book 2900, page 18, Register's Office for said County.

Said Lot No. 4 fronts 68 feet on the north side of Wellman Drive and runs back 178.4 feet on the east line and 175 feet on the west line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to James C. Mundy and wife, Pearl J. Mundy by deed from Brentwood Homes, Inc., of record in Book 2998, page 425, Register's Office for Davidson County, TN. The said James C. Mundy having died April 17, 1976, and Pearl J. Mundy having since died July 6, 1987, and her heirs being James Michael Mundy, Linda Darlene (Mundy) Harrell and Lisa Kay Mundy. The said Linda Darlene (Mundy) Harrell having conveyed her interest to James Michael Mundy and Lisa Kay Mundy of record in Book 7529, page 869, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 2724 Wellman Drive, Nashville, TN 37214
(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 14th day of December 19 95

James Michael Mundy by June Woodard, atty in fact
James Michael Mundy

Lisa Kay Mundy by June Woodard, atty in fact
Lisa Kay Mundy

By June Woodard by Power of Attorney recorded simultaneous herewith.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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 _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On December 14, 1995, before me personally appeared June Woodard to me known to be the person who executed the foregoing instrument in behalf of James Michael Mundy and Lisa Kay Mundy and acknowledged that she executed same as the free act and deed of said James Michael Mundy and Lisa Kay Mundy for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of December, 1995.

My Commission Expires:

11/22/97

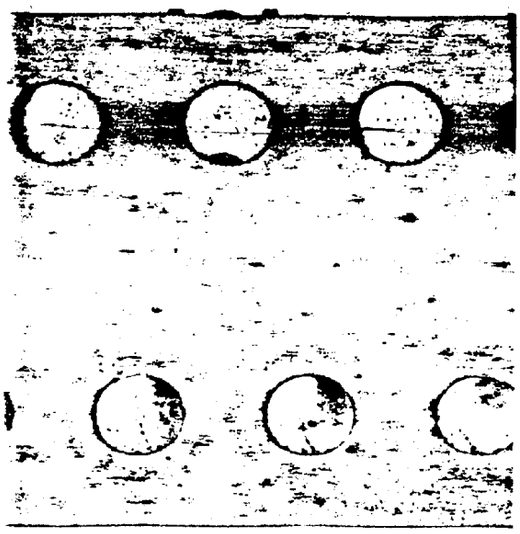
LORI A. BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

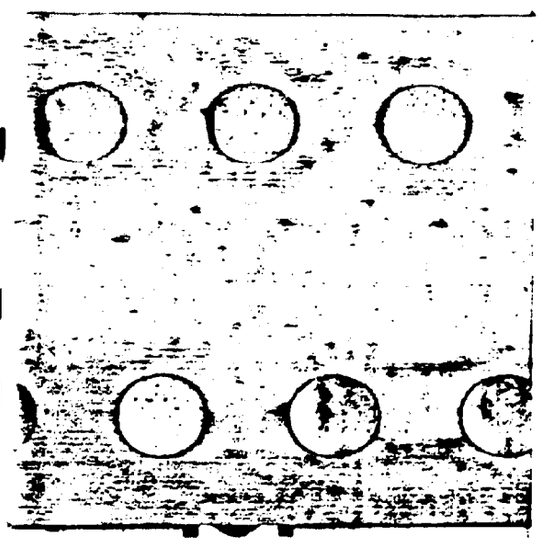
Lori A. Beasley
Notary Public

3946 12/18 0101 03CHECK 299.45

0132647
IDENTIF. & REFERENCE

95 DEC 18 AM 9:13
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9890 PG 323

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	78500.00
CON TX	290.45
PRFEE	1.00
WDEED	8.00
TOTAL	299.45
CHECK	299.45

12/18/95 01 09:45 0001 8946

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0132647
IDENTIF. & REFERENCE

95 DEC 18 AM 9:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 987385