0208000

IDENTIF. ↑ REFERENCE

This Instrument Prepared By:
CALLIS & HERSHEY
Attorneys at Law
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

96 JUL 29 AM 9:27

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

SEND TAX BILL:
To Mortgagee

ADDRESS NEW OWNER:
RICHARD T. SMITH and MARY M. SMITH
1024 Pleasant View Drive
Nashville, Tennessee 37214

MORTGAGEE:
Harbourton Mortgage Companies
601 Fifth Avenue
Scottsbluff, NE 69361

MAP AND PARCEL:
MAP 108-16
PARCEL 184

BOOK 10134 PG 767

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, S. TYANN CREASY, unmarried, hereinafter called the GRANTOR, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto RICHARD T. SMITH and wife, MARY 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 Lot No. 10B on the Plan of Zone Lot Divisions Lot 10, 11, 12, 14, 24, 26 and 34, Section One of Percy Priest Woods, as of record in Plat Book 5200, Page 652, which amends Plat Book 5200, Page 472, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to S. Tyann Creasy, unmarried, by deed from Mary Ellen Grace and husband, Gene Grace of record in Book 9522, Page 407, said Register's Office.

As part of the consideration for this transfer, the Grantees herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated March 21, 1986, in the original principal sum of $60,567.00, payable to City Fed Mortgage Company in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6815, Page 248, rerecorded in Book 6823, Page 675, said Register's Office.

This is improved property known as 1024 Pleasant View Drive, Nashville, TN 37214.

This conveyance is made subject to the following:

1. 1996 County Taxes, which have been assumed by the Grantees.

2. Restrictive Covenants of record in Book 5984, Page 865; Book 6020, Page 270; and Book 6097, Page 11, Register's Office for Davidson County, Tennessee.

3. Restrictions and all other matters contained in the Plan of record in Plat Book 5200, Page 652, Register's Office for Davidson County, Tennessee.

4. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of record in Plat Book 5200, Page 472, Register's Office of Davidson County, Tennessee.

5. All other restrictions and easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said RICHARD T. SMITH and wife, MARY M.

SMITH, their heirs and assigns, forever; and I, S. TYANN CREASY, do further covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind myself, and my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 26th day of July, 1996.

S. TYANN CREASY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, Notary Public in and for said County and State, S. TYANN CREASY, with whom I am personally acquainted, and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at Office, this 26th day of July, 1996.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $74,000.00.

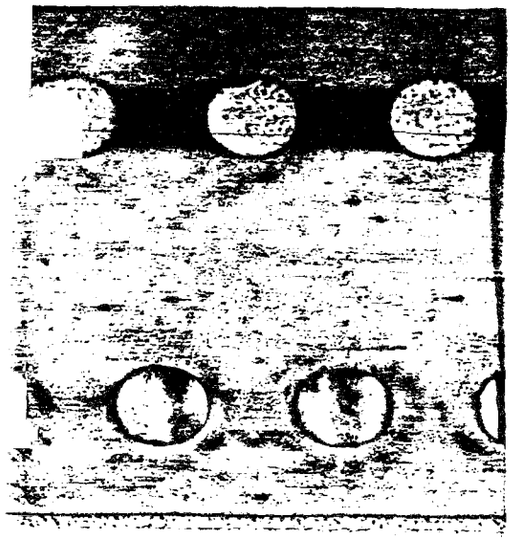
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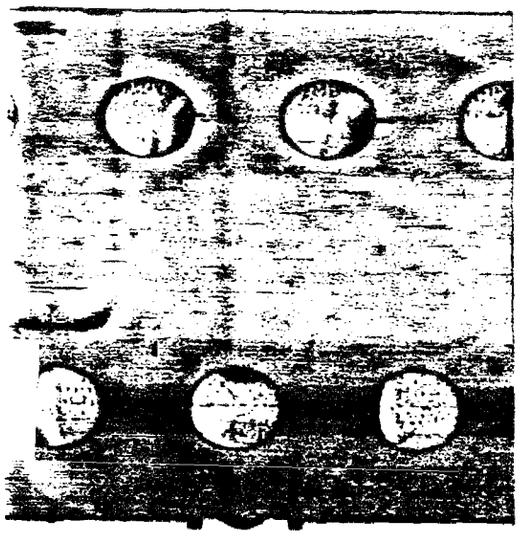
Subscribed and sworn to before me on this 26th day of July, 1996.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

96-282 07/29/96 1:01 DOCHECK





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

RECEIVED OF _____

FOR _____

BOOK 10134 PG 769

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 74000.00
				CON TX 273.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 282.80
				CHECK 282.80
			07/29/96 01	09:28 0001 0016

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0208000 IDENTIF. ↑ REFERENCE

96 JUL 29 AM 9:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1067621