77

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,790.00

X Thomas L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 96

J. PHILLIP JONES
Notary Public

MY COMMISSION EXPIRES: November 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JACQUELYN S. PETRE	(FHA) DEPT. OF HOUSING & URBAN DEV	150-9-A-9CO
(NAME)	(NAME)	
3360 CALAIS CIRCLE	251 CUMBERLAND BEND DR, STE 200	02DX-08109
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013	NASHVILLE, TN 37238	
(CITY) (STATE) (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, WILLARD CLARK, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACQUELYN S. PETRE AND THOMAS L. SMITH, JR., BOTH UNMARRIED

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. 163, on the Plan of FOREST VIEW PARK, SECTION VII, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 6900, page 162, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to WILLARD CLARK, by deed from Naomi E. Gaines, Unmarried, of record in Book 9775, page 638, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of FOREST VIEW PARK, SECTION VII, A PLANNED UNIT DEVELOPMENT, as said areas are set forth and defined in Restrictions of record in Book 7079, page 472 and Book 7235, page 411; and By-Laws of record in Book 7079, page 492; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee(s) to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7541, page 714, said Register's Office, and also that the escrow account in

*** CONTINUED ***

This is improved (X) unimproved ( ) property, known as 3360 CALAIS CIRCLE, ANTIOCH, TN 37013
(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 30th day of September 19 96

Willard Clark
WILLARD CLARK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLARD CLARK, UNMARRIED

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 30th day of September 1996.

Commission expires November 27, 1999

J. PHILLIP JONES 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

***** CONTINUATION**

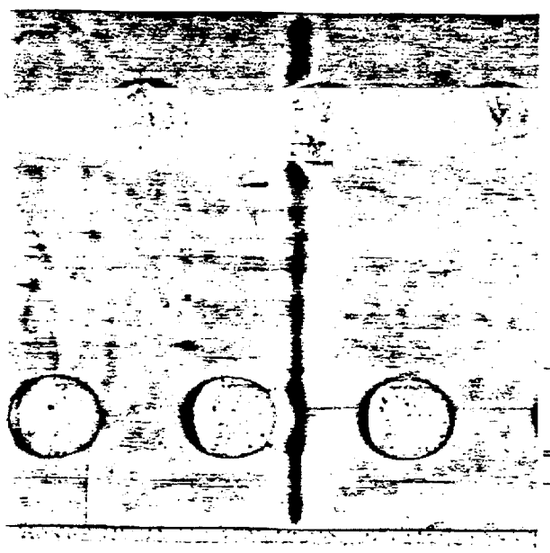
connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee(s).

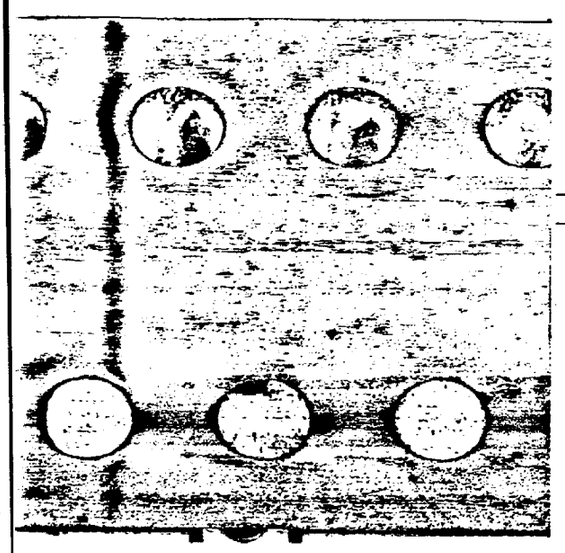
SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

0231565
IDENTIFICATION REFERENCE

96 OCT -1 PM 3:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5174 1701 0101 03CHECK 330.12





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

RECEIVED OF _____

FOR _____

BOOK 10210 PG 346

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	86790.00
CON TX	321.12
PRFEE	1.00
WDEED	8.00
TOTAL	330.12
CHECK	330.12

10/01/96 M 15:27 0001 5174

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0231565
IDENTIF. # REFERENCE

96 OCT -1 PM 3:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1072263

No. [redacted]