Prepared by:
Gail Pigg, Attorney
One Commerce Place
Nashville, TN 37239

Leden

CHICAGO TITLE ... CO.
... STREET
NASHVILLE, TENNESSEE 37233

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard I. Smith	Leaden Federal	142-14
(NAME) 704 Harpeth Parkway	(NAME) 158 MADISON	#23
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Memphis Tn 38103	9D-28672
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)---------- *Dollars,*

BOOK 6099 PAGE 823

and other good and valuable consideration , the receipt of which is hereby acknowledged, we, the undersigned

CHARLES F. McMINN and wife, LOUISE R. McMINN

have this day bargained and sold, and do hereby transfer and convey unto the said

RICHARD I. SMITH et ux, Juanita T. Smith

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Harpeth Valley Park, Section I, as of record in Book 3600, pages 93 and 94, Register's Office for said County.

Said Lot No. 36 fronts 95.8 feet on the northerly margin of Harpeth Parkway West and runs back 230.0 feet on the westerly line and 229.6 feet on the easterly line to a line at the rear, measuring 145.0 feet thereon.

Being the same property conveyed to Charles F. McMinn and wife, Louise R. McMinn, by deed from Leo Eckhardt and wife, of record in Book 4358, page 103, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer, is $ 80,000.00

Subscribed and sworn to before me, this the 20 day of July 1983

Affiant

My commission expires: 4-19-87 (Affix Seal)

Notary Public

NOTARY PUBLIC

This is improved ( ) unimproved (X) property, known as 704 Harpeth Parkway (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1983 taxes;plan of record in Bk.3600,p.93;easement in Bk.2271,p.192;restrictions in Bk.2492,p.133; restrictions in Bk.3857,p.858

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 8th *day of* July *19* 83 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles F. McMinn

Louise B. McMinn

Charles F. McMinn

Louise B. McMinn

07/22 214

3799

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Charles F. McMinn and wife, Louise R. McMinn

the within named 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* 8th *day of* July, *19*83

Commission expires 1/20/85 Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

Notary Public

Commission expires .....

WARRANTY DEED

Charles F. McMinn and wife, Louise R. McMinn

FROM

Richard I. Smith

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
83 JUL 22 AM 9 06

IDENTIFICATION REFERENCE

H 9 2 0 2 9

OFFICIAL RECEIPT

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

RECEIVED OF_____

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FOR_____

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
			80000.00- CO	
			208.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 214.50-	
			3799A07/22/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 2 0 2 9

IDENTIF. REFERENCE

JUL 22 9 06 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 965477