This instrument prepared by:
Joseph B. Fitts, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Howard Rupard	First Tennessee Bank National	Assoc.
(NAME)	(NAME)	
1901 Grandview Dr.	P.O. Box 84	MAP 117-16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Memphis, Tennessee 38101	PARCEL 118
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BOOK 6317 PAGE 664

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

Cash in Hand paid by Howard Rupard and wife, Catherine Rupard and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

James G. Smeal, and wife, Mary Alice S. Smeal

have this day bargained and sold, and do hereby transfer and convey unto the said Howard Rupard, and wife, Catherine Rupard

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. 3 of Block "F" on the Plan of Maplehurst as of record in Book 540, pages 22 and 23, Register's Office for said County, described as follows.

Said Lot No. 3 fronts 60 feet on the southerly side of Grandview Drive and runs back between parallel lines 150 feet.

Being the same property conveyed to James G. Smeal and wife, Mary Alice S. Smeal by deed from James L. Hammond and wife, Dianne K. Hammond of record in Book 5402, page 375, Register's Office for Davidson County, Tennessee.

I 29831

IDENTIF. REFERENCE

JUN 18 1 32 PM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

Paid

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 81,500.00

Subscribed and sworn to before me, this the 13th day of June, 19 84

Affiant Catherine Rupard

My commission expires: [illegible]

Affix Seal

Notary Public

unimproved

This is improved property, known as 1901 Grandview Drive, Nashville, Tennessee
(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 1984 taxes which are pro-rated and assumed by buyers.

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 13th *day of* June, *19* 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

James G. Smeal

Mary Alice S. Smeal

Penna

STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~)
Centre

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Personally appeared before me, R Ileene Fetterolf *, a Notary Public in and for said County and State,* James G. Guest, and wife, Mary Alice B. Smeal

the within named bargainor, 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 State College *Penna.* Nashville *Tennessee,*
this 13th *day of* June, *19* 84.

R. ILEENE FETTEROLF, NOTARY PUBLIC
WALKER TOWNSHIP, CENTRE COUNTY, PA
MY COMMISSION EXPIRES OCT. 23, 1985
Member, Pennsylvania Association of Notaries

R Ileene Fetterolf *Notary Public*

Commission expires ~~MAY 30, 1984~~

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

FROM

TO

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6317 PAGE 656

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
			81500.00- CAMT.	
			211.90 CSTAX	
			.50 PRFEE	
			6.00 MORTD	
			CHECK	218.40-
			5870A06/18/84 CSL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 9 8 3 1

IDENTIF. REFERENCE

JUN 19 1 32 PM '84

FRANKLIN C. GOTT REGISTER
DAVIDSON COUNTY, TN

No. 0045146