#4281 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 6716 PAGE 293

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 110
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KEITH LEE SMITH (NAME)	ZEITLIN FINANCIAL SERVICES, INC. (NAME)	Map 131-02-A
I-9, 2116 Hobbs Road (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 200 (STREET ADDRESS)	Parcel 44
Nashville (CITY) Tennessee (STATE) 37215 (P. O. ZIP)	Nashville (CITY) Tennessee (STATE) 37215 (ZIP)	F.B. # 7DA-79161

FOR AND IN 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, JOHN NELSON BIDDLE, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEITH LEE SMITH, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. I-9 on the Plan of Hobbs House Condominium Apartments as of record in Plat Book 4595, page 74, amended in Book 5200, page 54, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John Nelson Biddle, unmarried, by deed from Melissa Harrison of record in Book 5958, page 546, said Register's Office.

This conveyance is made subject to: (1) By-Laws of The Hobbs House of record in Book 5289, page 558; (2) Covenants, Conditions, Restrictions and Agreements of record in Book 5289, page 515, amended in Book 5292, page 958 and Book 5293, page 612; and (3) All matters appearing on the Plan of record in Book 4595, page 74, amended in Book 5200, page 54; Register's Office for Davidson County, Tennessee.

55427

IDENTIFICATION REFERENCE

Nov 25 8 03 AM '85

FELIX Z. WHITE, JR. REGISTER
DAVIDSON COUNTY

unimproved ( )
This is improved (XX) property, known as I-9, 2116 Hobbs Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of November, 1985.

JOHN NELSON BIDDLE

BOOK 6716 PAGE 294

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 JOHN NELSON BIDDLE

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 15th day of November, 19 85.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF ____

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

Witness my hand and official seal, at ____ this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 19 85.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL) Notary Public

9567 WARRANTY DEED

FROM JOHN NELSON BIDDLE

TO KEITH LEE SMITH

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6716 PAGE 295

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

45000.00- CO TX
117.00 CO TAX
.50 PRFEE
6.00 MISC
CHECK 123.50-
9587A11/25/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55427

IDENTIFICATION REFERENCE

Nov 25 8 05 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 194723