THIS INSTRUMENT WAS PREPARED BY:
JOHN S. BRYANT, ESQ.
2700 First American Center
Nashville, Tennessee 37238

Box 14

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THOMAS O. H. SMITH, JR.	SAME	116-16-98
(NAME)	(NAME)	
4031 Sneed Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of -------TEN ($10.00)---------- *Dollars,*

cash in hand paid by Thomas O. H. Smith, Jr., and other good and valuable consideration, the receipt of which is hereby acknowledged,

we, JOHN S. BRYANT and wife, BRENDA M. BRYANT,

have this day bargained and sold, and do hereby transfer and convey unto the said THOMAS O. H. SMITH, JR.

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 20 on the Revised Map of Wallace's Subdivision; not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, October 6, 1941, as follows: BEGINNING on the westerly margin of Sneed Avenue at the Northeast corner of the property conveyed to William A. Lauderdale and wife, by deed from A. K. Head and wife, of record in Book 1417, page 270, Register's Office for said County; thence with said Avenue, northwardly 100 feet to the corner of Lots Nos. 20 and 21; thence with the line between said two lots, westwardly 222.6 feet to the common corner of Lots Nos. 4, 5, 20, and 21; thence with the line between Lots Nos. 5, 6, and 20, southwardly 151.5 feet to the corner of Lots Nos. 19 and 20; thence with the line between said two lots, eastwardly 224.4 feet to the beginning.

Being the same property conveyed to John S. Bryant by deed from Elizabeth Hoyle Rudisill, of record in Book 5472, page 726, Register's Office for said County.

This conveyance is subject to an easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee by C. Guy Rudisill, et ux., across premises as set out in instrument of record in Book 3885, page 832, said Register's Office; and a 50-foot setback line from Sneed Road and 10-foot easement for public utility purposes as shown on the unrecorded map of Wallace Subdivision.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 126,000.00

Subscribed and sworn to before me this the 21 *day of* March *19* 86

Affiant

My commission expires: July 17, 1988 *(Affix Seal)*

Notary Public

This is improved (X) unimproved ( ) property, known as 4031 Sneed Road *(House Number)* *(Street)* *P.O. Address:* Nashville, TN 37215 *(City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the 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 1986 taxes which are prorated and assumed by the Purchaser.

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 21st *day of* March *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John S. Bryant
John S. Bryant

Brenda M. Bryant
Brenda M. Bryant

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* JOHN S. BRYANT and wife, BRENDA M. BRYANT

the within named bargainor s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 21 *day of* March, *19* 86

Commission expires July 17, 1988 — *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 (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* _____ *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
JOHN S. BRYANT and wife, BRENDA M. BRYANT

TO
THOMAS O. H. SMITH, JR.

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
Mar 24 3 18 PM '86

IDENTIFICATION REFERENCE

85535

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

RECEIVED OF _____

FOR _____

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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
			126000.00-	CAMT.
			327.60	CSTAX
			.50	PREEC.
			6.00	WDEED
				CHECK 334.10-
			5995A03/24/86	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85536

IDENTIFI REFERENCE

MAR 24 3 15 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 230244