BOOK 6834 PAGE 996

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Howard Dean Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF April 1986

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: 9/1/87

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE LARGO

**THIS INSTRUMENT WAS PREPARED BY**

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

| NAME | | ADDRESS | |
|---|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO | | MAP-PARCEL NUMBERS |
| Howard Dean Smith | First Investment Company | | MAP 173-01 |
| (NAME) | (NAME) | | |
| 541 Cedarmont Drive | P. O. Box 749 | | PARCEL 164 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | | |
| Antioch, TN 37013 | Columbus, OH 43216 | | 5DU32195 |
| (CITY) (STATE) (P.O. 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, Allen E. Rumbaugh, III and wife, Diane T. Rumbaugh

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard Dean Smith and wife, Geraldine Smith

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.

BEING Lot No. 45 on the Plan of Monte Carlo Estates, Section 2B, of record in Plat Book 5050, page 99, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Allen E. Rumbaugh, III and wife, Diane T. Rumbaugh, by deed from G.C. & W. Enterprises, Inc., of record in Book 5221, page 871, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5196, Page 649, Register's Office for said County.

93604

IDENTIFICATION REFERENCE

APR 22 11 18 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 541 Cedarmont Drive, 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 heir 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 covey 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 our hand s this 18th day of April, 1986

Diane T. Rumbaugh

Allen E. Rumbaugh, III

BOOK 6834 PAGE 997

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 Allen E. Rumbaugh, III and wife, Diane T. Rumbaugh, (or proved to me on the basis of satisfactory evidence) the 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 18th day of April, 1986.

Commission expires 9/9/89

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 (or proved to me on the basis of satisfactory evidence) upon his oath / himself (their several oaths/themselves) acknowledged (themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he) / (they) 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

**WARRANTY DEED**

**FROM**

Allen E. Rumbaugh, III
Diane T. Rumbaugh

**TO**

Howard Dean Smith
Geraldine Smith

**RETURN TO:**

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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

RECEIVED OF _____

FOR _____

BOOK 6834 PAGE 998

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

65000.00- CAMT.
169.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 175.50-
5598A04/22/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93604

IDENTIFICATION REFERENCE

APR 22 11 10 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 239629

4.22.86

Void

pg 999

BOOK 6834 PAGE 1061