NAME AND ADDRESS OF NEW OWNER:
Kimberly R. Smith
101 Cedarmont Ct.
Nashville, TN 37211

SEND TAX NOTICES TO:
Citizens Bank and Trust Co.
P.O. Box 153
Murfreesboro, TN 37133-0153

THIS INSTRUMENT PREPARED BY:

George H. White, P.C.
Attorney at Law
201 West Main St., Suite 202
Murfreesboro, Tennessee 37130

Map and Parcel 162-13-45
Field Book 5-DU-32172

STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

BOOK 7201 PAGE 667

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, the undersigned, CLARENCE E. PROCTOR and wife, LINDA W. PROCTOR, have this day bargained and sold and do hereby transfer and convey unto KIMBERLY RENEE SMITH, a single person, her heirs and assigns, forever, that certain parcel of real estate situated and located in the 5th Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Being all of Lot No. 44, CEDARWOOD ESTATES, SECTION I (Revised), according to survey and plat of same appearing of record in Book 4675, page 62, of the Register's Office of Davidson County, Tennessee, to which reference is here made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Clarence E. Proctor and wife, Linda W. Proctor, by deed from Rodney D. Simmons and wife, Linda R. Simmons, of record in Book 4877, page 224, of said Register's Office.
>
> This conveyance is subject to restrictive covenants of record in Book 4963, page 42, of said Register's Office; and to the minimum building setback lines and utility and drainage easements shown on the aforesaid subdivision plat.
>
> This is improved property known as 101 Cedarmont Court, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, her heirs and assigns, forever.

We covenant with the said grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same, and that it is unencumbered except by lien of the 1987 real property taxes, which taxes are being prorated between the parties herein, with the grantee to pay said taxes when due.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to the said real estate unto the said grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this 7th day of April, 1987.

Clarence E. Proctor
CLARENCE E. PROCTOR

Linda W. Proctor
LINDA W. PROCTOR

BOOK 7201 PAGE 668

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this 7th day of April, 1987, before me personally appeared CLARENCE E. PROCTOR and wife, LINDA W. PROCTOR, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing (WARRANTY DEED) instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this 7th day of April, 1987.

Karen S. Hiatt
NOTARY PUBLIC

My Commission Expires: 11-26-90.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ [illegible], which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[signature]
AFFIANT

Sworn to and subscribed before me on this 7th day of April, 1987.

Karen S. Hiatt
NOTARY PUBLIC

My Commission Expires: 11-26-90.

IDENTIFICATION REFERENCE

14368

APR 14 8 34 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7201 PAGE 669

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

7358 .00- CAPT.
235.00 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 212.30-
3913A047 15787 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

144368

IDENTIFICATION REFERENCE

APR 14 8 34 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 68748