File Box 8/tl

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Michael John C. Smith
805 Timber Lane
Nashville, TN 37215

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
MAP 117-02
PARCEL 049
7DA-05670

WARRANTY DEED

BOOK 7500 PAGE 583

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

James Edwin Dunn, Jr. and wife, Gwyn Womble Dunn

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael John C. Smith and wife, Sally B. Smith

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

9716 03/28 0101 03CHECK 625.50

16065

IDENTIFICATION REFERENCE

MAR 28 9 17 AM '88

FILED [illegible]
DAVIDSON COUNTY, TN

This is (~~an~~) improved property, known as 805 Timber Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 21 day of March, 19 88.

Gwyn Womble Dunn

James Edwin Dunn, Jr.

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Guilford

On this 21 day of March, 19 88, before me personally appeared James Edwin Dunn, Jr. and wife, Gwyn Womble Dunn, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that~~t~~ he~~y~~ executed the same as their free act and deed.

VICKI V. WHITE
NOTARY PUBLIC
GUILFORD COUNTY, NC
COMM. EXPIRES JAN. 10, 1989

Vicki V. White
Notary Public

My Commission Expires: 1-10-89

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7500 PAGE 584

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 220,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 25th day of March, 1988.

My Commission Expires: 10-9-91

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
James Edwin Dunn, Jr. and wife,
Gwyn Womble Dunn

to:
Michael John C. Smith and wife,
Sally B. Smith

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

EXHIBIT "A"

LAND in Davidson County, Tennessee, being the northerly 100 feet of the westerly 265 feet of Lot No. 31 on the Map of Forest Park Land Improvement Company's Subdivision, of record in Book 161, page 144, Register's Office for said County.

BEGINNING on the easterly margin of Forest Park Avenue, formerly Maplewood Avenue, at the corner of Lots Nos. 30 and 31; thence with the line between said two lots, eastwardly 265 feet; thence at right angles, southwardly 100 feet, thence at right angles westwardly 265 feet to the easterly margin of Forest Park Avenue; thence with the easterly margin of said Avenue, northwardly 100 feet to the beginning.

LAND in Davidson County, Tennessee, being the easterly part of Lot No. 31 on the plan of Forest Park Land Improvement Company's Subdivision, as of record in Book 161, page 144, Register's Office for said County, described as follows:

BEGINNING at a point on the line between Lots Nos. 30 and 31 on said plan, 265 feet easterly from the easterly margin of Parker, formerly Maplewood Avenue, said point being the northeast corner of a part of Lot No. 31 conveyed to William S. Riddle, Jr., by deed from Hattie Hampton Swann and husband, of record in Book 700, page 667, said Register's Office; thence with the line between said Lots Nos. 30 and 31, eastwardly 149.7 feet to a point in the western boundary line of Block No. 5 on the plan of Stokes Tract, as of record in Book 974, page 24, said Register's Office; thence with the western boundary line of said Stokes Tract, southwestwardly 247 feet; thence westwardly 6 feet to a point on the eastern boundary line of a part of Lots Nos. 31 and 32 conveyed to Mrs. Bernice C. Trimble by deed from Hattie Hampton Swann, et al, of record in Book 770, page 338, said Register's Office; thence with the eastern boundary line of said Trimble Tract and said Riddle Tract, northwardly 200 feet to the beginning.

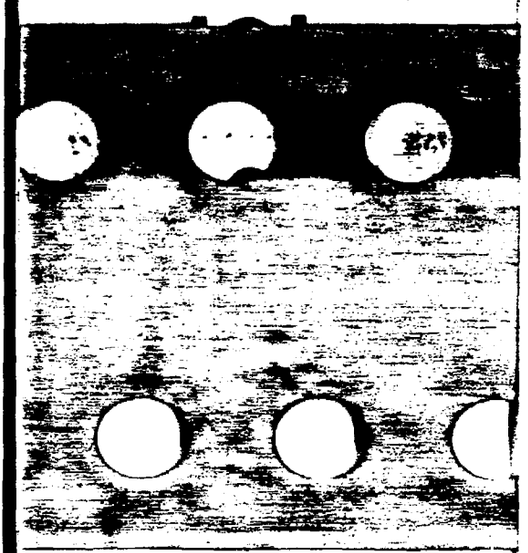
INCLUDED in the above description, but specifically EXCLUDED there from is that portion of the property conveyed to Bernice B. Trimble by deed from Paul T. Manchester and wife, Emiline S. Manchester, of record in Book 3613, page 615, Register's Office for Davidson County, Tennessee, described as follows:

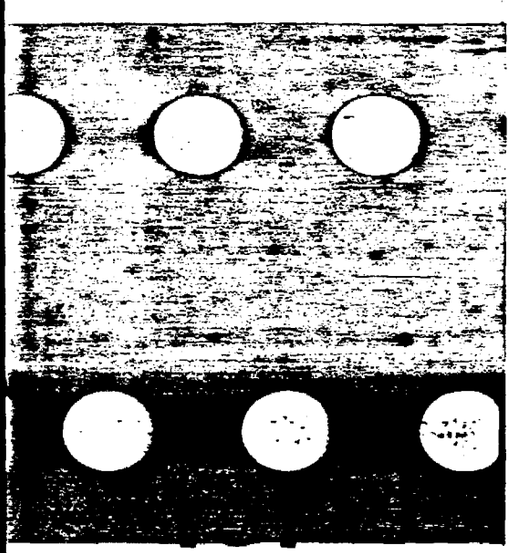
LAND in Davidson County, Tennessee, being a portion of the easterly part of Lot No. 31 on the plan of Forest Park Land Improvement Company's Subdivision as of record in Book 161, page 141, Register's Office for said County, described as follows:

BEGINNING at a point on the line in the center (100 feet on each side) of Lot 31 on said plan, 265 feet from the easterly margin of Timber Lane, formerly Parker Avenue and Maplewood Avenue, said point being the northeasterly corner of southern one-half of Lot No. 31 conveyed to Mrs. Bernice B. Trimble by deed from Hattie Hampton Swann, et al, of record in Book 770, page 338, said Register's Office; thence from this point eastwardly 77.5 feet to a point on the westerly boundary line of Block No. 5 on the plan of Stokes Tract, as of record in Book 974, page 24, said Register's Office; thence southwestwardly 119.5 feet to a point; thence westwardly 6 feet to a point on the eastern boundary line of part of Lot 31 and 32; thence northwardly along this line 100 feet to the beginning.

Being the same property conveyed to James Edwin Dunn, Jr. and wife, Gwyn Womble Dunn by deed from Sue Thompson Fort, Jr., unmarried of record in Book 6963, page 479, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7500 PAGE 586

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	
	220000.00
CON TX	616.00
PRFEE	0.50
WDEED	9.00
TOTAL	625.50
CHECK	625.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9916

16065

IDENTIFI REFERENCE

MAR 28 9 17 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 74477