D. 1.

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW Mail
116 Mt. Juliet Road - P. O. Box 888
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
JOHN WILLIAM RARICK
4885 Whittier Drive
Old Hickory, Tennessee 37138

SEND TAX BILLS:
Mortgagee

MORTGAGEE:
Independence One Mortgage Corporation
P. O. Box 5076
Southfield, Michigan 48086-5076

MAP AND PARCEL:
Wilson County:
52-K, A, 12.02
Davidson County:
65-09-73.00
04D-60280

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **NORRIS E. SMITH and wife, JOYCE M. SMITH**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOHN WILLIAM RARICK**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Wilson and Davidson Counties, State of Tennessee, described as follows, to wit:

> Land partially in Davidson County and partially in Wilson County, being Lot No. 107 on the Plan of Sherwood Forest, Section 3, of record in Plat Book 4460, page 81, Register's Office for Davidson County, Tennessee, and in Plat Book 12, page 27, Register's Office for Wilson County, Tennessee.
>
> Being the same property conveyed to Norris E. Smith and wife, Joyce M. Smith by deed from Michael Duncan and wife, Katherine Duncan dated March 5, 1987, as of record in Book 7164, page 73, Register's Office for Davidson County, Tennessee, and in Deed Book 403, page 288, Register's Office for Wilson County, Tennessee; as rerecorded in Book 7560, page 228, Register's Office for Davidson County, Tennessee, and rerecorded in Deed Book 409, page 292, Register's Office for Wilson County, Tennessee.

This is improved property known as 4885 Whittier Drive, Old Hickory, Tennessee 37138.

This conveyance is made subject to all zoning ordinances, restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4593, page 690; and in Book 4465, page 184; and in Book 4482, page 427, Register's Office for Davidson County; and further subject to those facts shown on the plat of record in Plat Book 4460, page 81 (Davidson County); and in Plat Book 12, page 27 (Wilson County), including a 30 foot minimum building setback line from Whittier Drive, a 10 foot easement for public utilities and drainage along the rear and easterly lines of said property, and a 5 foot easement for public utilities and drainage along the southerly line of said property.

As a portion of the consideratrion for this conveyance, Grantee herein assumes and promises to pay as due that certain first mortgage indebtedness which is evidenced by an instrument of record in Trust Deed Book 552, page 767, Register's Office for Wilson County; and in Book 7164, page 75, of the Register's Office for Davidson County. The escrow account is transferred to Grantee, as is the hazard insurance.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOHN WILLIAM RARICK, his heirs and assigns, forever; and we, NORRIS E. SMITH and wife, JOYCE M. SMITH do covenant with the said Grantee 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 and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 1st day of June, 1988.

Norris E. Smith
NORRIS E. SMITH

Joyce M. Smith
JOYCE M. SMITH

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named NORRIS E. SMITH and wife, JOYCE M. SMITH, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 1st day of June, 1988.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 68,899.45.

John W. Smith
AFFIANT

Subscribed and sworn to before me this 1st day of June, 1988.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 4-2-89

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BOOK 7567 PAGE 929

38183

IDENTIFICATION REFERENCE

JUN 9 9 46 AM '88

FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN

State Tax $192.92
Fee $ .50
Recording Fee $ 8.00
Total $201.42
Receipt No. 89045

MARGIE L. TRICE
REGISTER OF DEEDS
WILSON CO. TENN.

By _____
Deputy

Filed for record June 3, 1988
at 1:32 O'Clock P. M.
Noted in Note Book 24 Page # 484
Recorded in Deed Book # 469 Page # 293
In the Register's office for
Wilson County, Tennessee.
On this 3rd day of June 1988
Margie L. Trice, Register
By: _____, Dep. Reg.

3253 06/09 0101 03CHECK 6-9