RE-RECORD BOOK 7685 PAGE 442

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James Clement Cantrell and wife, Charlotte D. Cantrell 3704-E Estes Road Nashville, TN 37215	SAME BOOK 7681 PAGE 802	Map 116-12-0-A Parcel 005.00 CO

This instrument prepared by:
Robert J. Notestine, III, Attorney at Law
120 Donelson Pike, Nashville, Tennessee 37214

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 and sufficiency of all of which are hereby acknowledged, I, Winton E. Smith, a married man, (the "Grantor") have bargained and sold, and by these presents do transfer and convey unto James Clement Cantrell and wife, Charlotte D. Cantrell, (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Unit No. 5 on the Plat of Estes Glen Residential Condominiums, Phase 1, of record in Book 4885, Page 50, Register's Office, Davidson County, Tennessee. Also included is an unencumbered undivided one-twelfth (1/12th) of all the general common elements as described in the Master Deed of record in Book 4923, Page 411, Register's Office, Davidson County, Tennessee, as amended in Book 4927, Page 793, said Register's Office; the carport adjacent to Unit No. 5 as shown on the Plan attached as Exhibit "A" to the Master Deed aforesaid; and any part of open space shown on the Plan aforesaid clearly delineated for independent use adjacent to and in connection with the use of the foregoing.

Being the same property conveyed to Winton E. Smith and wife, Irene B. Smith, from Walter R. Benneyworth and wife, Dorothy B. Benneyworth, by Warranty Deed of record in Book 4948, Page 638, Register's Office, Davidson County, Tennessee. Upon the death of Irene B. Smith, her interest in the aforesaid property vested in Winton E. Smith, as the surviving tenant by the entirety. Winton E. Smith has since remarried to Mary Alice Simpkins Smith.

Mary Alice Simpkins Smith joins in this conveyance to convey any interest she may have in the property, particularly any marital interest.

This is improved property commonly known as Unit No. 5, Estes Glen Residential Condominiums, 3704-E Estes Road, Nashville, TN 37215.

This conveyance is subject to any and all easements and restrictions of record, and all applicable zoning regulations.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $217,500.00.

James Clement Cantrell
Affiant

Subscribed and sworn to before this 18th day of October, 1988.

Notary Public
My commission expires May 14, 1990

7.7.6.2.0

IDENTIFICATION

Oct 20 8 22 AM '88

FELIX Z. WILSON/ET REGISTER
DAVIDSON COUNTY, TN

RE-RECORD BOOK 7685 PAGE 443

BOOK 7681 PAGE 803

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 18th day of October, 1988.

Winton E. Smith
Winton E. Smith

Mary Alice Simpkins Smith
Mary Alice Simpkins Smith

0292 10/25 0101 03CHECK 6.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert John Notestine, a Notary Public in and for said County and State, the within named Winton E. Smith and Mary Alice Simpkins Smith, the bargainers, 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 October, 1988.

Robert John Notestine
Notary Public
My Commission Expires: 11-27-1990

RE-RECORD
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IDENTIFICATION

Oct 25 9 03 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

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