FEB 16

BOOK 7732 PAGE 556

WARRANTY DEED

Address of new owner(s):
Ronald C. Smith etux
807 Lynwood Blvd.
Nashville, TN 37205

Send Tax Bills To:
"owners at address shown"

Map-Parcel #
130-11-38
field book:
BM-01855

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTEEN THOUSAND AND NO/100----DOLLARS, cash in hand and other good and valuable considerations paid by the Grantees the receipt and sufficiency of which the Grantors do hereby acknowledge

WE, David R. Fleming and wife, Corinne E. Fleming, the Grantors

have bargained and sold and by these presents do transfer and convey unto

Ronald C. Smith and wife, Linda W. Smith

the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Being Lot No. 20 on the Revised Plat of New Golf Club Subdivision, of record in Plat Book 421, page 185, Register's Office for County, to which plan reference is hereby made for a more complete and accurate description of said Lot.

Being all the same property conveyed to David R. Fleming and wife, Corinne E. Fleming by deed from Richard E. Langdon, etal, of record in Book 7554, page 992, said Register's Office.

This conveyance is expressly made subject to restrictive covenants of record in Book 653, page 112, said Register's Office, to a sewer easement of record in Book 4337, page 141, said Register's Office, and to limitation shown on said plan of record in Book 421, page 185, said Register's Office.

This is improved property known as: 807 Lynwood Blvd., Nashville, TN 37205.

To have and to hold the said tract or parcel of land, with the estate, appurtenances, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. And we do covenant with said Grantees 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 as otherwise stated herein above. 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.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders as may be necessary to properly identify the same in this instrument. The corporate party, if any, having its duly authorized officer or agent to sign the name of the corporation by said officer or agent.

WITNESS our hands this 30th day of November, 1988.

David R. Fleming

Corinne E. Fleming

95356

TENNESSEE REFERENCE

Dec 20 3 10 PM '88

KELLY J. WILSON REGISTER
DAVIDSON COUNTY, TN

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

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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
David R. Fleming and Corinne E. Fleming,
the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 30th day of November, 1988.

my comm. expires: May 13, 1989

Katherine A. Brown
Notary Public

KATHERINE A. BROWN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater, which is equal to or greater than the property would bring at a fair and voluntary sale, is $ 115,000.00 .

Ronald C Smith

Sworn to and subscribed before me this 30th day of November, 1988

my comm. expires: May 13, 1989

Katherine A. Brown
Notary Public

KATHERINE A. BROWN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

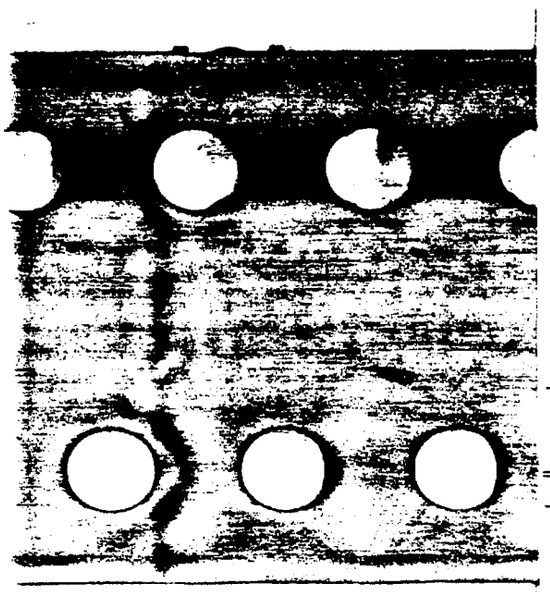
This instrument was prepared by:
Tyree B. Harris, IV, Atty., 25th Floor, L&C Tower, Nashville, TN. 37219

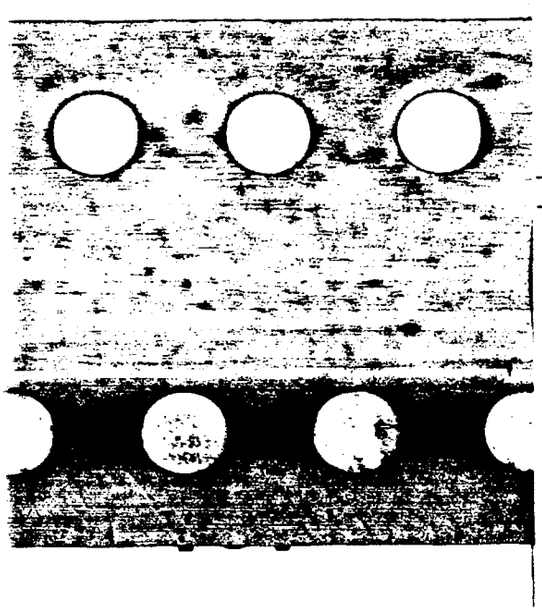
Ticor Title Insurance Co. #: 044-019304

WARRANTY DEED
FROM
David R. Fleming and wife, Corinne E. Fleming
TO
Ronald C. Smith and wife, Linda W. Smith

9643 12/20 0101 03CHECK 386.00

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory When Received





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

RECEIVED OF _____

FOR _____

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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
				CAMT 115000.00
				CON TX 379.50
				PRFEE 0.50
				WDEED 6.00
				TOTAL 386.00
				CHECK 386.00
12/20/88	01			15:10 0001 9643

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95356

IDENTIFICATION REFERENCE

Dec 20 3 10 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 165798