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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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The actual consideration or value, whichever is greater, for this transfer is $33,219.13.

Affiant

Subscribed and sworn to before me, this 30th day of December, 1988.

Notary Public

My Commission Expires: 9-11-90

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

| Address new owner as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Colleen M. Smith d/b/a<br>CMS Properties<br>P. O. Box 392<br>104 Frey St.<br>Ashland City, TN 37015 | SAME | Map 081-08<br>Parcel 279<br>01W 14835 |

**WARRANTY DEED**

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, together with the assumption of (1) indebtedness secured by Deed of Trust of record in Book 5104, page 707, Register's Office for Davidson County, Tennessee, payable to Max Greenberg and Charles Gross, in the original principal amount of $6,000.00; (2) indebtedness secured by Deed of Trust of record in Book 7116, page 359, Register's Office for Davidson County, Tennessee, payable to Metropolitan Federal Savings and Loan Association, in the original principal amount of $24,500.00; and (3) indebtedness secured by Deed of Trust of record in Book 7075, page 63, Register's Office for Davidson County, Tennessee, payable to Metropolitan Development & Housing Agency, in the original principal amount of $8,250.00, I, **PETE KNESTRICK, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **COLLEEN M. SMITH, d/b/a CMS PROPERTIES**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of D.T. McGavock's Second Subdivision, as of record in Book 21, page 64, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Pete Knestrick and wife, Janice H. Knestrick by deed from Max Greenberg and Charles Gross of record in Book 5104, page 705, Register's Office for said County. By quitclaim of record in Book 7100, page 593, Register's Office for said County, Janice H. Knestrick conveyed her interest in subject property to Pete Knestrick.

This conveyance is made subject to:

1. Real property taxes for 1989 and subsequent years.

2. Deed of Trust executed by Pete Knestrick and wife, Janice H. Knestrick, dated January 5, 1977, of record in Book 5104, page 707, Register's Office for said County, to secure Max Greenberg and Charles Gross, the original principal amount of $6,000.00.

3. Deed of Trust executed by Pete Knestrick, dated January 20, 1987, of record in Book 7116, page 359, Register's Office for said County, to secure to Metropolitan Federal Savings and Loan Association, the original principal amount of $24,500.00.

4. Deed of Trust executed by Pete Knestrick, dated December 18, 1986, of record in Book 7075, page 63, Register's Office for said County, to secure to Metropolitan Development & Housing Agency, the original prinicpal amount of $8,250.00. By Subordination Agreement of record in Book 7116, page 364, as corrected in Book 7158, page 456, the lien of the deed of trust of record in Book 7075, page 63, said Register's Office, was made second and subordinate to the Deed of Trust of record at Book 7116, page 359, said Register's Office.

5. Rights of parties in possession.

This is improved property, known as 1806 5th Avenue North
(House Number) (Street)

Nashville, TN
(P. O. Box) (City or Town) (Postal Zip)

**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, her heirs and assigns, forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 30th day of December, 1988.

PETE KNESTRICK

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PETE KNESTRICK, UNMARRIED,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 1988.

Notary Public

My Commission Expires: 9-11-90

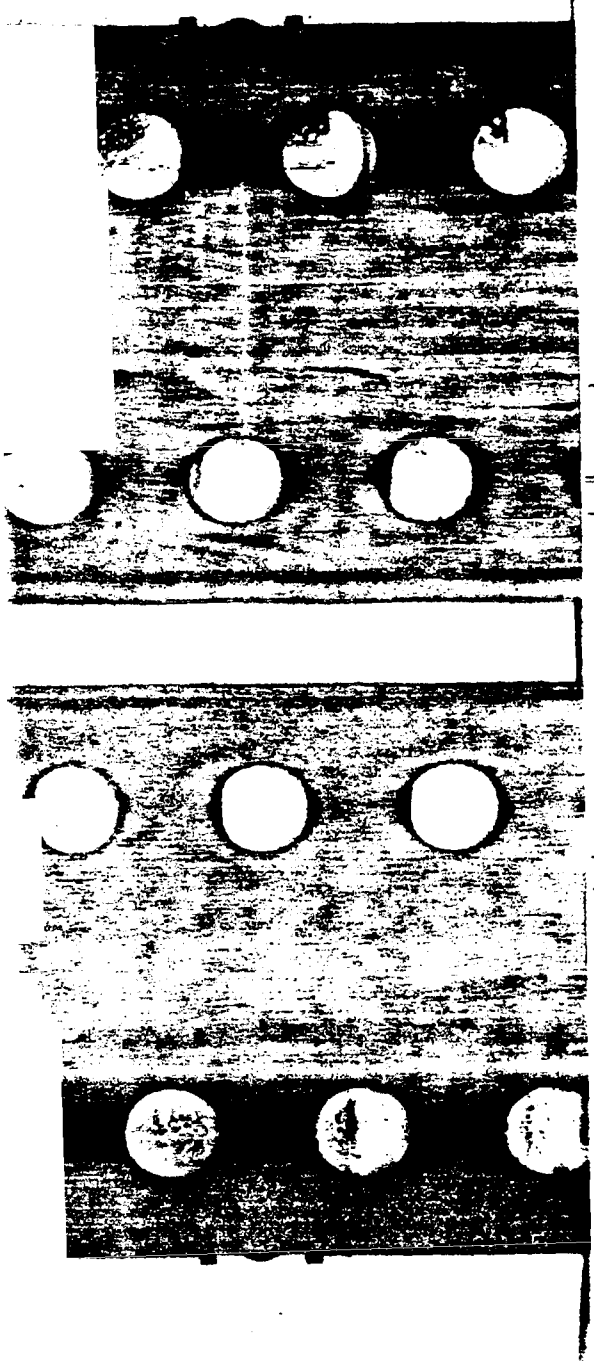
2788 01/03 0101 03CHECK 119.06

98532

IDENTIFICATION REFERENCE

JAN 3 11 04 AM '89

KELLY Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



**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 33219.13
CON TX 109.56
PRFEE 0.50
WDEED 9.00
TOTAL 119.06
CHECK 119.06

01/03/89 01 11:05 0001 2788

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98532

IDENTIFICATION REFERENCE

JAN 3 11 08 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169491