Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
Bank of Goodlettsville, Suite 301
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

179.75

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Davie Glenn Hunt, Trustee 112 Myers Avenue Goodlettsville, TN 37072	Same as new owner	Map 19-13 Parcel 35 GO-10011

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MAUREEN ANN SMITH, an unmarried woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto the said DAVIE GLENN HUNT, Trustee, with the power to sell, mortgage or convey without the joinder of any beneficiary, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, in the Town of Goodlettsville, Tennessee and described as follows:

BEGINNING at a point in the north margin of Myers Avenue, which point is the southwest corner of a tract of land conveyed to L. R. Huffine and wife, by deed of record in Book 1151, page 635, running thence along the north margin of Myers Avenue, in a westerly direction, 100 feet to a point in the north margin of Myers Avenue; thence north 131 feet, more or less, to a point in the south margin of a 10 foot alley, which point is 95 feet west of the northwest corner of the Huffine tract above referred to; thence in an easterly direction along the south margin of said alley; 95 feet to the west margin of the above described Huffine property; thence south 131 feet, more or less, along the west margin of the L. R. Huffine property to the north margin of Myers Avenue, the point of beginning.

BEING the same property conveyed to James Edward Smith and wife, Maureen Ann Smith, by deed from Roger Lee Smith, Sr. and wife, Nancy B. Smith, of record in Book 4191, page 900, Register's Office for Davidson County, Tennessee. And, the said James Edward Smith died intestate on November 3, 1986, at the age of 65 years, a citizen and resident of Davidson County, Tennessee, at which time the property hereinabove described became vested in Maureen Ann Smith, in fee simple.

IDENTIFICATION REFERENCE

Mar 13 9 39 AM '89
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

15.7.46

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, his heirs and assigns, forever.

And I, MAUREEN ANN SMITH, the GRANTOR, 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 warrant that the same is unencumbered, except for 1989 taxes which are a lien, but not yet due and payable, which have been prorated and which shall be paid in full by the GRANTEE, when due.

And I, MAUREEN ANN SMITH, the GRANTOR, do further covenant and bind myself, 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.

WITNESS my hand on this the 9th day of March, 1989.

Maureen Ann Smith
MAUREEN ANN SMITH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAUREEN ANN SMITH, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 9th day of March, 1989.

Deborah K. Holt
NOTARY PUBLIC

My Commission Expires: Jan 11, 1992

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

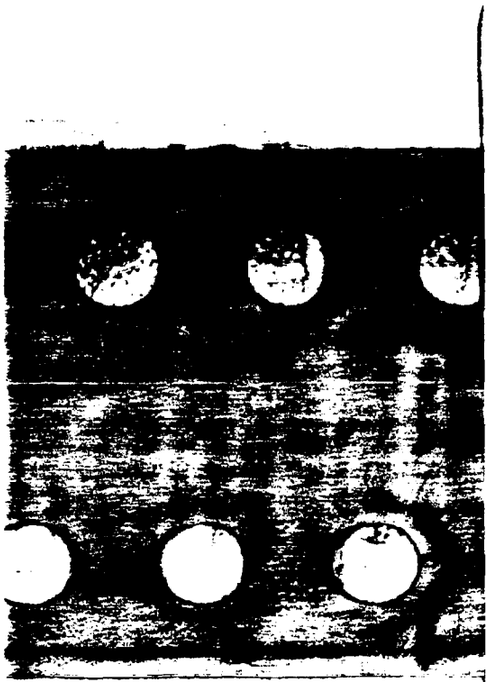
The actual consideration or value, whichever is greater, for this transfer is $52,500.00.

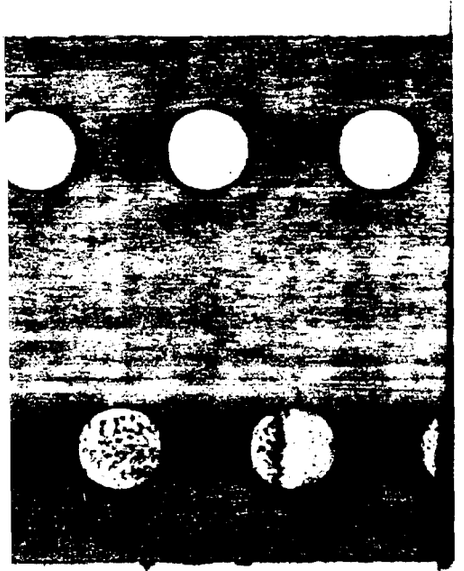
Louis G. Hunt
Affiant

Sworn to and subscribed before me, this the 9th day of March, 1989.

Deborah K. Holt
NOTARY PUBLIC

My Commission Expires: Jan 11, 1992





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7791 PAGE 362

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 52500.00
CON TX 173.25
PRFEE 0.50
MDEED 6.00
TOTAL 179.75
CHECK 179.75

03/13/89 01 09:42 0001 4882

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15746.

IDENTIFICATION REFERENCE

MAR 13 9 35 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 189421