ATTORNEYS AT LAW
ONE BURTON HILLS BLVD., SUITE 130
NASHVILLE, TN 37215

# WARRANTY DEED

FROM: Barbara L. Hatley, a single person, Grantor

TO: Ann Terryl Smith, a/k/a Ann T. Smith, a single person, Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 7801 PAGE 734

Address New Owner(s) as Follows:

2316 Eighteenth Ave. S.
Nashville, TN 37212

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

Leader Federal Savings & Loan Association
P.O. Box 2926
Memphis, TN 38101-2926

Map-Parcel Numbers

~~104-16-C-109-CO~~ 9444 03/27/0101 03CHECK 154.01

Field Book Numbers

24W-15-25-2

MAR 27 2 17 PM '89

19570

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is Forty-Four Thousand Six Hundred Ninety-One and 21/100 Dollars ($44,691.21).

Ann Terryl Smith
Ann Terryl Smith

SUBSCRIBED AND SWORN TO before me, this the 21st day of February, 1989.

Carol S. Adams
Notary Public

My Commission Expires: January 11, 1992

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Barbara L. Hatley, a single person, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Ann Terryl Smith, Grantee, her heirs, successors, and assigns, her entire interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 109 of Ravenswood Court as of record in Book 6250, pages 98 and 99, Register's Office for said County, to which plan reference is here made for a more complete description.
>
> Being the same property conveyed to Barbara L. Hatley and Ann T. Smith, tenants in common, by deed of record in Book 6524, page 886, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2316 Eighteenth Avenue, South, Nashville, Tennessee 37212.

This conveyance is expressly made subject to the following:

1. The lien for 1989 taxes not yet due and payable.

2. All matters appearing on the Plan of Ravenswood Court, as of record in Book 6250, pages 98 and 99, Register's Office for Davidson County, Tennessee.

3. Master Deed of Ravenswood Court of record in Book 6363, page 906, Register's Office for Davidson County, Tennessee.

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, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, her heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 21st day of February, 1989.

x Barbara L. Hatley
BARBARA L. HATLEY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

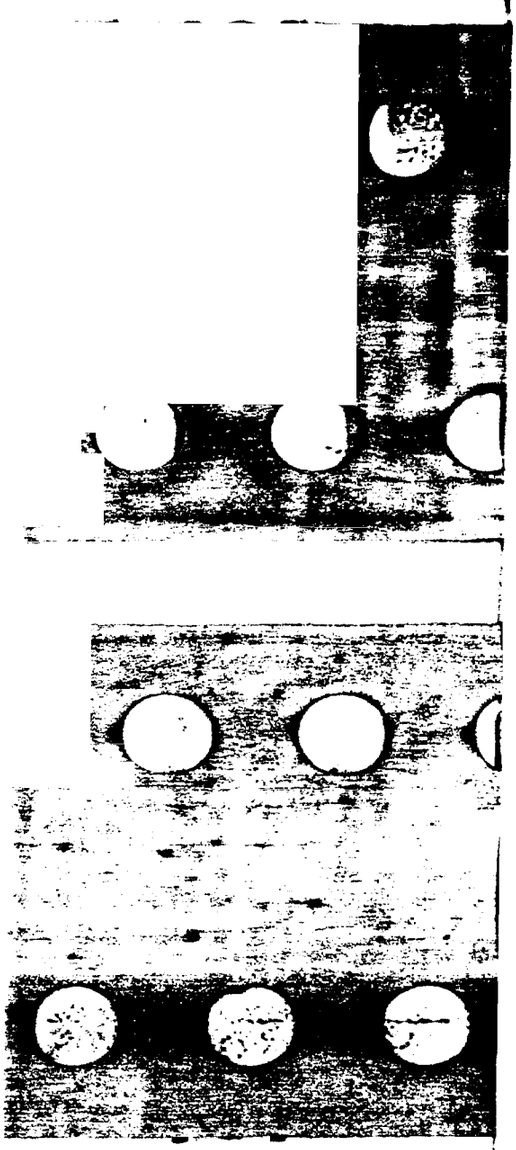
Personally appeared before me, Carol S. Adams, a Notary Public of said County and State, BARBARA L. HATLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 21st day of February, 1989.

Carol S. Adams
Notary Public

My Commission Expires: January 11, 1992

1903J/02-20-89



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

RECEIVED OF _____

FOR _____

BOOK 7801 PAGE 736

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

| | |
|---|---|
| CAMT | 44691.21 |
| ~~CON TX~~ | ~~147.51~~ |
| ~~PRFEE~~ | ~~0.50~~ |
| MTEED | 6.00 |
| TOTAL | 154.01 |
| CHECK | 154.01 |

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MAR 27 2 17 PM '89

No. 193929