Address New Owner as follows:	Send tax bills to:	Map-Parcel:
J. Sidney & Rita F. Smith 1113 Frances Avenue Nashville, Tenn. 37204	Same	168-6-1

BOOK 7866 PAGE 750

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM E. CROOK, d/b/a REGENCY PROPERTIES,** hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **J. SIDNEY SMITH and wife, RITA F. SMITH,** hereinafter collectively called Grantee, Grantee's heirs and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

> Being Lot 7 as shown on the Plan of Old Harpeth Estates, Section 1, of record in Book 6900, page 119, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.
>
> Being a portion of the same property conveyed to William E. Crook, d/b/a Regency Properties, by Warranty Deed from R.C. White Construction Co., Inc. of record in Book 6741, page 252, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said property, that he has a good right to convey it, and that the same is unencumbered except for those matters set forth on Exhibit "A" attached hereto and incorporated herein by reference, to all of which this conveyance is made subject.

AND GRANTOR further covenants and binds himself, his heirs, assigns and representatives, to warrant and forever defend the title to said property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

MARY JEAN CROOK, being the spouse of **WILLIAM E. CROOK,** joins in this conveyance for the purpose of conveying and quitclaiming any right, title and interest she may have in the property conveyed herein as a result of her marital status.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of June, 1989.

41821

JUN 16 1 09 PM '89

William E Crook

WILLIAM E. CROOK, d/b/a
Regency Properties

Mary Jean Crook

MARY JEAN CROOK, by
William E. Crook
Attorney-in-Fact

5847 06/16 0101 03CHECK 75.5

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 **WILLIAM E. CROOK, d/b/a Regency Properties,** the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 15th day of June, 1989.

Marsha A. Anderson
NOTARY PUBLIC

My commission expires: 11-2-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of June, 1989, before me personally appeared **WILLIAM E. CROOK,** to me known to be the person who executed the foregoing instrument in behalf of **MARY JEAN CROOK,** and acknowledged that he executed the same as the free act and deed of said **MARY JEAN CROOK,** as evidenced by Special Power of Attorney of record in Book 7666, page 801, Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal at Nashville, Tennessee, on this 15th day of June, 1989.

Marsha A. Anderson
NOTARY PUBLIC

My commission expires: 11-2-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Rita F. Smith
AFFIANT

Sworn to and subscribed before me this 16th day of June, 1989.

Marsha A. Anderson
NOTARY PUBLIC

My commission expires: 11-2-92

This instrument was prepared by:
John N. Popham
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

EXHIBIT "A"

1. Taxes for the year 1989 are a lien, but not yet due and payable. Map-Parcel No. 168-6-1

2. Restrictive covenants of record in Book 6927, page 68, Register's Office for Davidson County, Tennessee.

3. Easements for electric power lines granted The Tennessee Electric Power Company, of record in Book 787, pages 69 and 70, Register's Office for Davidson County, Tennessee.

4. Setback lines, easements, conditions, restrictions, notes and other matters shown on the Plan of Old Harpeth Estates, Section 1, of record in Book 6900, page 119, Register's Office for Davidson County, Tennessee. Note: Said plan reflects that a portion of the property lies within the 100-year flood plain as approved by the Metropolitan Department of Public Works.

5. Amendments to restrictive covenants of record in Book 7112, page 130, Book 7247, page 145, Book 7520, page 675, and Book 7662, page 533, Register's Office for Davidson County, Tennessee.

6. Easement for Right-of-Way of old Centerville Road, now Highway 100, lying within the boundaries of the property.

7. Slope easement granted to the State of Tennessee for highway purposes of record in Book 4326, page 680, said Register's Office.



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

RECEIVED OF _____

FOR _____

BOOK 7866 PAGE 753

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 20000.00
CON TX 66.00
PRFEE 0.50
WDEED 9.00
TOTAL 75.50
CHECK 75.50

06/16/89 01 13:11 0001 5847

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41821

TENTATIF REFERENCE

JUN 16 1 09 PM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 220163