Mail

Name and Address of Owners:
Megan Lane Smith, Jr., et ux
808 Ember Lake Drive
Nashville, TN 37214

Prepared By:
Blankenship and Blankenship
815 South Church Street
Murfreesboro, TN 37130

Send Tax Bills to:
Fireman's Fund Mtg. Corp.
P. O. Box 9090
Farmington Hills, MI 48333

Map and Parcel Nos.:
108-04-0-002-00

BOOK 7906 PAGE 950

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, DAVID C. SEDON and wife, JEANNINE E. SEDON, hereinafter called the Grantors, have this day bargained and sold and by these presents do hereby transfer and convey to MEGAN LANE SMITH, JR., and wife, JACQUELYN JOYCE SMITH, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 22 on the Plan of Larchwood Subdivision, Section 2, which is of record in Book 5200, pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.
>
> BEING the same property conveyed to David C. Sedon and wife, Jeannine E. Sedon, by deed from Frank C. Batson and wife, Judy W. Batson, of record in Book 5608, page 178, Register's Office for Davidson County, Tennessee.
>
> THIS conveyance is subject to restrictions of record in Book 5479, page 443, Book 5158, page 918, and Book 5308, page 70, and to all easements and restrictions of record in the Register's Office for Davidson County, Tennessee, affecting the property conveyed herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

We do covenant with the said Grantees that we are lawfully seized and possessed of said parcel of real estate, have a good right to convey it, and the same is unencumbered except for 1989 real property taxes which Grantees agree to pay, and except as set out otherwise herein.

We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the

said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of July, 1989.

DAVID C. SEDON

JEANNINE E. SEDON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John T. Blankenship, a Notary Public in and for said County and State, the within named DAVID C. SEDON and wife, JEANNINE E. SEDON, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 1989.

Notary Public

My commission expires: 02-14-93

A F F I D A V I T

I do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $75,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 31st day of July, 1989.

Notary Public

My commission expires: 02-14-93

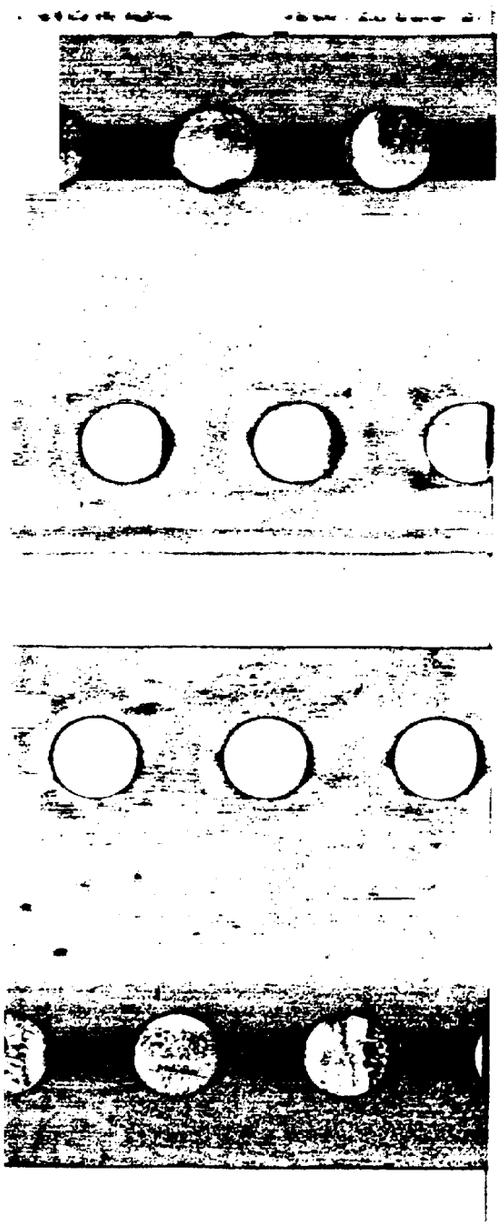
5.50 99

AUG 3 2 49 PM '89

2500 08/03 0101 03CHECK 254.50

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 7906 PAGE 952

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 75000.00
CON TX 247.50
PRFEE 1.00
WDEED 6.00
TOTAL 254.50
CHECK 254.50

08/03/89 01 14:49 0001 2500

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.5.0.9.9

IDENTIFICATION REFERENCE

AUG 3 2 49 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY
NASHVILLE, TENNESSEE

No. 235826