D# 5864
L# 99-980295-7

BOOK 7929 PAGE 733

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,900.00

Ted R. Habermann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 19 89

Notary Public

MY COMMISSION EXPIRES: 7/24/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ted R. Habermann | Fidelity Federal Savings & Loan | Map 161-10A |
| (NAME) | (NAME) | |
| 5104 Village Trace | 401 Union Street | Parcel 160 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37211 | Nashville, Tennessee 37219 | 6DU-81413 |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mark W. Smith and wife, Bonnie E. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ted R. Habermann, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Villages of Brentwood, Phase II, as of record in Book 6250, page 169, said Register's Office.

Said Lot No. 159 fronts 53.9 feet on the southeasterly side of Village Trace and runs back 140.00 feet on the southerly lot line and 91.5 feet on the northerly lot line to a broken line in the rear measuring a total of 113.80 feet thereon.

Being the same property conveyed to Mark W. Smith and wife, Bonnie E. Smith by deed from Fox Ridge Company, a Limited Partnership as of record in Book 6629, page 700, said Register's Office.

This conveyance is made subject to the following:

The Plan of record in Book 6250, page 169, said Register's Office, shows an Owner's Certificate, a 10 foot minimum building setback line from Village Trace, a 20 foot minimum building setback line from the rear, a 5 foot minimum building setback line from each side lot line, a 10 foot public utility and drainage easement on the rear and northerly lot lines, a 5 foot underground electric and phone easement on the northwesterly lot line and each and every lot shall have a paved driveway 10 foot x 20 foot minimum.

Declarations of Covenants, conditions and restrictions of record in Book 6143, page 11, page 6398, page 495, Book 6852, page 497, and Book 7207,page 251, said Register's Office.

This is unimproved (XX) improved ( ) property, known as 5104 Village Trace, Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 their hand s this 24th day of August, 19 89

Mark W. Smith

Bonnie E. Smith

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~the undersigned~~ Mark W. Smith and wife, Bonnie E. ~~Smith~~ the bargainor, 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 24th day of August, 1989.

Commission ~~August~~ expires 7/24/93 ~~89~~

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

**WARRANTY DEED**

FROM
Mark W. Smith and wife, Bonnie E. Smith

TO
Ted R. Habermann, unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

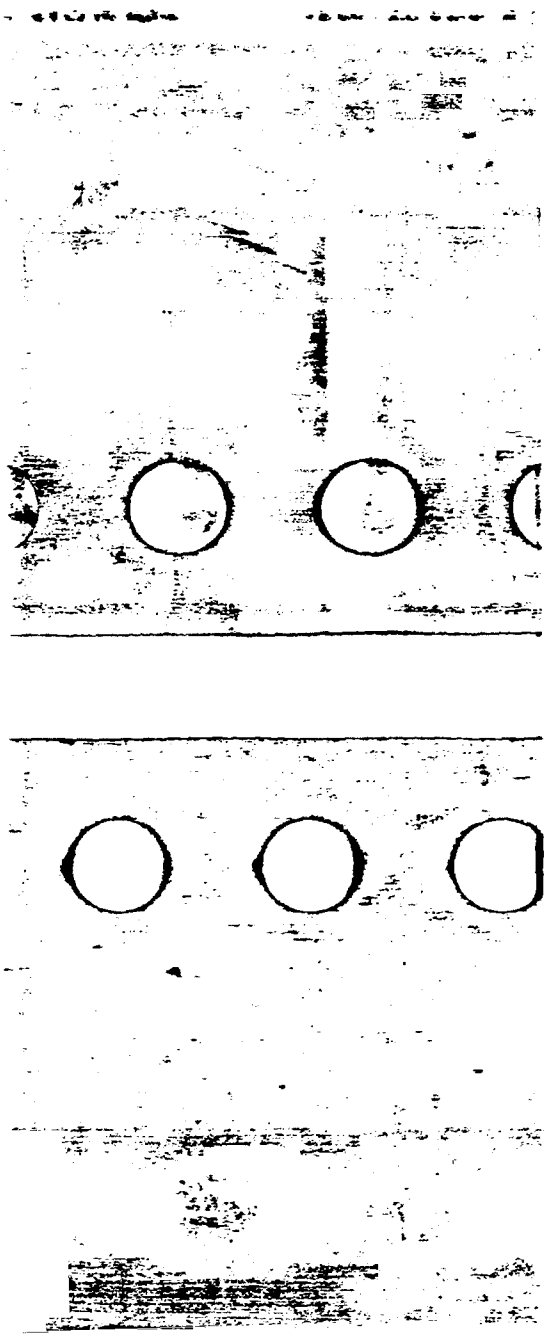
6311.4

IDENTIFICATION REFERENCE

SEP 1 3 32 PM '89

DAVIDSON COUNTY, TN

1161 09/01 0101 03CHECK 313.57



**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 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 | 92900.00 |
| CON TX | 306.57 |
| PRFEE | 1.00 |
| MORTG | 6.00 |
| TOTAL | 313.57 |
| CHECK | 313.57 |

09/01/89 01 15:32 0001 1161

6.3 1.1.4.

IDENTIFICATION REFERENCE

SEP 1 3 32 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 245193