FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 19 89

Notary Public

MY COMMISSION EXPIRES: 5-8-92
(AFFIX SEAL)

BOOK 7952 PAGE 273

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Smith (NAME)	Statesman Mortgage Company (NAME)	MAP 75-7
912 Cointreau Drive (ADDRESS)	405 Sixth Avenue (ADDRESS)	PARCEL 152
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Des Moines, Iowa 50306 (CITY) (STATE) (ZIP)	4D-67434

FOR AND 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, John M. McNamara and wife, Linda L. McNamara

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John P. Smith and wife, Carol J. 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. 177, Section 3 on the Plan of Highlands of Tulip Grove of record in Plat Book 4675, page 140 and corrected in Book 5307, pages 785 and 786, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to John M. McNamara and wife, Linda L. McNamara by deed from Sloan Development Co., Inc. of record in Book 5326, page 915 and Book 7829, page 53, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 4793, page 157, Book 4849, page 767, Book 5020, page 58 and Book 5028, page 357, Register's Office for said County.

70962

IDENTIFICATION REFERENCE

OCT 3 9 03 AM '89

DAVIDSON COUNTY, TN

2163 10/03 0101 03CHECK 257.80

unimproved ( )
This is improved (X) property, known as 912 Cointreau Drive, Hermitage, Tennessee 37076
(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 our hand S this 29th day of September, 19 89

John M. McNamara

Linda L. McNamara - by John M. McNamara atty-in-fact

BOOK 7952 PAGE 274

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 John M. McNamara

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 1989.

Commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of September, 1989, before me personally appeared John M. McNamara, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Linda L. McNamara, and who acknowledged that he executed the same as the free act and deed of the said Linda L. McNamara, by virtue of that Power of Attorney duly executed by the said Linda L. McNamara and appearing of record in Book 2952, page 221, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 29th day of September, 1989.

My Commission Expires: 5-8-91

Notary Public

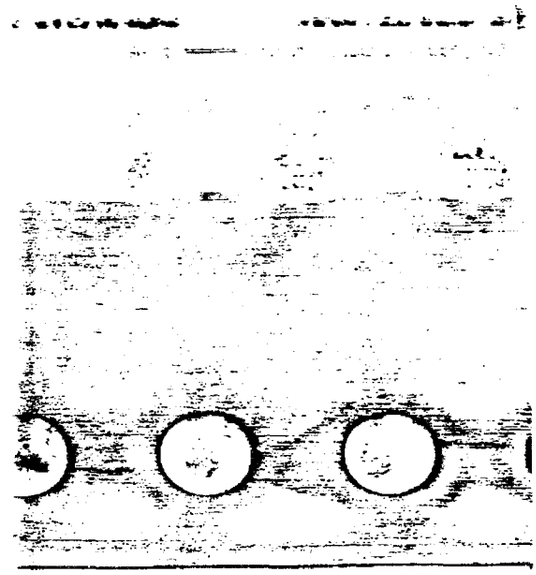
WARRANTY DEED

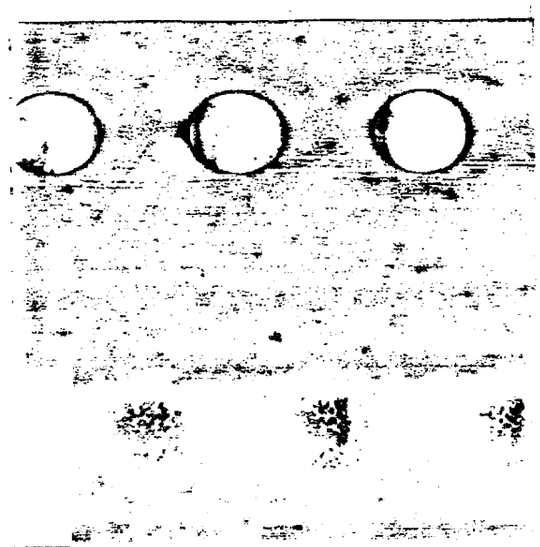
FROM
John M. McNamara and wife, Linda L. McNamara

TO
John P. Smith and wife, Carol J. Smith

RETURN TO:
CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405 Nashville, Tennessee 37214
☐ 111 W. College Street Murfreesboro, Tennessee 37130
☐ 719 N. Second Street Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW





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

RECEIVED OF _____

FOR _____

BOOK 7952 PAGE 275

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 76000.00
CON TX 250.80
PRFEE 1.00
WDEED 6.00
TOTAL 257.80
CHECK 257.80

10/03/89 01 09:04 0001 2163

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.0 9.6.2

IDENTIFICATION REFERENCE

OCT 3 9 03 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 254379