BOOK 7961 PAGE 217

RETURN TO: John M. Jordan
One Burton Hills Blvd
Suite 220
Nashville, TN 37215

car2170/ln:10/13/89
CXX004-001

FROM: CRAIG J. DONALDSON & WIFE, PHYLLIS G. DONALDSON

TO: T. WYATT SMITH AND WIFE, DONNA BRAKE SMITH

THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING, ATTORNEYS
SUITE 1200, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
T. Wyatt Smith and wife, Donna Brake Smith	Sears Mtg. Corp. P.O. Box 990 Riverwoods, IL 60015	Map 117-6 Parcel 98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $267,500.00.

T. Wyatt Smith
Affiant

Subscribed and sworn to before me, this the 13th day of October, 1989.

Carol R. Rivers
Notary Public

NOTARY PUBLIC AT LARGE

My Comm. Expires: 3/27/93

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, We, Craig J. Donaldson and wife, Phyllis G. Donaldson, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto T. Wyatt Smith and wife, Donna Brake Smith, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 2314 Woodmont Boulevard, Nashville, Tennessee 37215.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, 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 hands this 13th day of October, 1989.

Craig J. Donaldson

Phyllis G. Donaldson

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 Craig J. Donaldson and wife, Phyllis G. Donaldson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13th day of October, 1989.

NOTARY PUBLIC

My Commission Expires: 3/27/93

EXHIBIT A

Land in Davidson County, Tennessee, being the easterly 125 feet of Lot No. 32 on the Plat of E. L. Hampton's Subdivision called "Hillsboro Heights", not of record, but described according to a survey dated December 26, 1912, as follows:

Beginning at a point in the northerly margin of Woodmont, formerly Concrete, Boulevard said point being 900 feet west of the center line of 23rd Avenue South and being the common front corner of Lots 32 and 33; thence with the line between said two lots northwardly 369.7 feet to the common corner of Lots 25, 26, 32 and 33; thence with the line between Lots 26 and 32 westwardly 125 feet to the northeast corner of the property conveyed to A. K. Head by deed from Annabell Allen Sensing and husband, of record at Book 1142, page 422, Register's Office for said County; thence with said Head's easterly line, southwardly 370 feet, more or less, to the northerly margin of said Woodmont Boulevard; thence with the margin of said Woodmont Boulevard eastwardly 125 feet to the point of beginning.

Being the same property conveyed to Craig J. Donaldson and wife, Phyllis G. Donaldson, by deed from Roy H. Olney, unmarried, of record in Book 7404, page 985, Register's Office for said County.

The above property is conveyed subject to the following:

1. Restrictive covenants contained in deed of record in Book 1088, page 126, said Register's Office.

2. Easement for public utilities along rear line of said lot.

5898 10/16 0101 03CHECK 892.75

74184

IDENTIF. REFERENCE

OCT 15 11 20 AM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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

CAMT 267500.00
CON TX 882.75
~~PRFEE 1.00~~
~~WDEED 9.00~~
TOTAL 892.75
CHECK 892.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/16/89 01 11:23 0001 5898

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

OCT 16 11 20 AM '89

IDENTIF. REFERENCE

74184

No. 258057