FILE BOX 38 FILE #9091

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7979 PAGE 839

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LESTER H. SMITH, JR. (NAME)	New Owner (NAME)	Map 130-8-F
3618 Trimble Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 1.00
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 7D-92731

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, HART G. DILLARD and wife, TERESA W. DILLARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LESTER H. SMITH, JR. and wife, KATHRYN W. SMITH

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit A, together with the appurtenant interest in the common elements of Trimble Road Condominium, a horizontal property regime established by Master Deed, of record in Book 7384, page 393, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 53 on the Plan of Sneed Estates of record in Plat Book 2133, pages 10 and 11, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hart G. Dillard and wife, Teresa W. Dillard by deed from James Bruce Burgess and Walter F. Bond of record in Book 7429, page 518, said Register's Office.

This conveyance is made subject to (1) Restrictions of record in Book 2092, page 410, amended in Book 2097, page 93; (2) Master Deed and By-Laws of record in Book 7384, page 393; and (3) All matters appearing on the Plan of record in Plat Book 2133, pages 10 and 11, said Register's Office.

8 0 5 3 7

IDENTIF. TREFERENCE

Nov 9 8 17 AM '89

REGISTER
DAVIDSON COUNTY TN.

2604 11/09 0101 03CHECK 716.50

unimproved ( )
This is improved (XX) property, known as 3618 Trimble Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 3rd day of November, 1989

Hart G. Dillard by Whit Clark

HART G. DILLARD
By: Whit Clark, Attorney-In-Fact for the said Hart G. Dillard by Power of Attorney recorded simultaneously herewith.

Teresa W. Dillard by Whit Clark

TERESA W. DILLARD
By: Whit Clark, Attorney-In-Fact for the said Teresa W. Dillard by Power of Attorney recorded simultaneously herewith.

BOOK 7979 PAGE 840

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HART G. DILLARD and wife, TERESA W. DILLARD

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 3rd day of November, 19 89.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WHIT CLARK, with whom I am personaliy acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact of, HART G. DILLARD and wife, TERESA W. DILLARD, the makers, and is authorized by the makers to execute this instrument on behalf of the makers.

Witness my hand, at Office, this 3rd day of November, 1989.

My Commission Expires: 3/27/93

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November, 1989

MY COMMISSION EXPIRES: 3/27/93
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
HART G. DILLARD and wife,
TERESA W. DILLARD

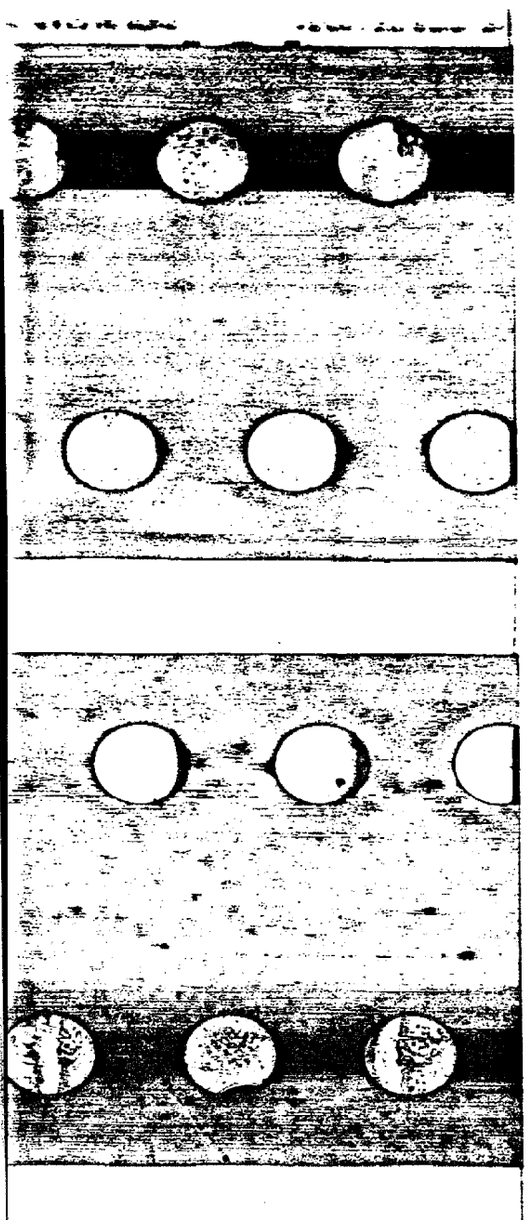
TO
LESTER H. SMITH, JR. and wife,
KATHRYN W. SMITH

PLEASE RETURN TO: FILE BOX 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 7979 PAGE 841

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	215000.00
			CON TX	709.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	716.50
			CHECK	716.50
11/09/89	01		08:16 0001	2604

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80537

IDENTIF. TREFERENCE

Nov 9 8 17 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 265465