BOOK 8259 PAGE 978

THIS INSTRUMENT PREPARED BY:
SHELTON HATCHER, ATTORNEY
311 EAST MAIN STREET Mail **R-1005**
HENDERSONVILLE, TENNESSEE 37075
TN SUPREME COURT NO. 2657

MAP/GROUP/PARCEL
12 156

NEW OWNER:
MAURICE WAYNE SMITHSON et ux.
CARRIE J. SMITHSON
427 Beech Avenue
MADISON, TN 37115

SEND TAX BILLS TO:
OWNER

DAVIDSON COUNTY TN.
DEC 19 3 29 PM '90
IDENTIF. REFERENCE
8U433

WARRANTY DEED

0345 12/19 0101 DEEDCH 158.30

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which his hereby acknowledged, we, JAN SIMPSON and RICHARD DEREK SIMPSON, hereinafter called Grantors, do hereby transfer and convey unto MAURICE WAYNE SMITHSON and wife, CARRIE J. SMITHSON, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in the 10th Civil District of Davidson County, Tennessee, being Tract No. 2 as shown on Plat of Filson Property and more particularly described according to a survey by Michael P. Greene, Surveyor No. 963, dated October 17, 1986, as follows:
>
> BEGINNING at an iron pin, corner of Tract No. 1 on westerly side of Old Springfield Road; thence S 67 deg. 35' W 678.5 feet to a metal fence post; thence S 17 deg. 25' E 541.8 feet to H. W. Everett Property; thence S 74 deg. 12' W 61.0 feet to an iron pin; thence with a fence S 34 deg. 05' W 254.4 feet to a fence; thence N 58 deg 48' W 840.7 feet to an iron pin; thence N. 58 deg. 26' W 88 feet to an iron pin; thence with line between tracts 2 and 3, N 67 deg. 35' E 1550.5 feet to an iron pin; thence S 21 deg. 41' E 75.1 feet to the beginning, containing 10.42 acres, more or less.
>
> BEING the same property conveyed to grantors herein by deed of record in Book 8220, Page 764, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JAN SIMPSON

RICHARD DEREK SIMPSON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JAN SIMPSON and RICHARD DEREK SIMPSON, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 13th day of December, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-1-94

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $46,000.00.

AFFIANT

Sworn to and subscribed before me, this the 13th day of December, 1990.

NOTARY PUBLIC

My Commission Expires:
2-1-94

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 8259 PAGE 920

FOR _____

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 46000.00
CON TX 151.80
PRFEE 1.00
MTEED 6.00
TOTAL 158.80
CHECK 158.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/19/90 01 08:26 0001 0345

80433

IDENTIF. REFERENCE

DEC 19 8 29 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 382751