DEC 28 3 11 PM '90
FELIX A. BROWN REGISTER
DAVIDSON COUNTY TN.
IDENTIF. TREFERENCE
82310

This instrument prepared by:
Paul S. Parker
Attorney at Law
P. O. Box 198066
Nashville, TN 37219
(615) 254-2291

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILL TO:	MAP PARCEL NO.
William W. Smith 1214 Briarville Rd. Madison, TN 37115	William W. Smith 1214 Briarville Rd. Madison, TN 37115	051-10-79

FOR AND IN CONSIDERATION of the sum of Thirty Two Thousand Five Hundred No/100 ($32,500.00) Dollars, the Estate of Ruth F. Garrett, Freda G. Moon, Executrix (hereinafter sometimes referred to as "Grantor"), has this day bargained and sold and does hereby transfer and convey unto William W. Smith and Joyce J. Smith, husband and wife (hereinafter sometimes collectively referred to as "Grantee"), their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being a tract of land in the 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron railroad spike on the north right of way of Shields Lane and being 390.07 feet from the west right of way of Briarville Road, thence along the right of way of Shields Lane north 86 05' west a distance of 170.30 feet to an iron pin which is 15.60 feet northerly of the corner of Elanor Shields. Thence by Elanor Shields land north 1 deg. 43 min. west a distance of 149.25 feet to an iron pin, the southwest corner of lands owned by the Briarville Medical Group. Thence by the Briarville Medical Group land south 85 deg. 00 min. east a distance of 185.73 feet to an iron pin corner. Thence by land of William Smith, south 5 deg. 00 min. west a distance of 145.00 feet to the place of beginning. This survey excludes the 35.00 foot right of way as prior dedicated for Shields Lane. Containing 0.602 acres.

Being the same property quitclaimed to Ruth F. Garrett by quitclaim deed from John Mark Garrett, John Craft Garrett, and Gavin Joseph Moon of record in Deed Book 7331, Page 780, Register's Office for Davidson County, Tennessee.

The Last Will and Testament of Ruth F. Garrett, deceased, naming Freda G. Moon, Executrix, was duly admitted to probate in Williamson County, Tennessee on May 16, 1990, and is of record in Will Book 53, Pages 210-213, Clerk and Master's Office of Williamson County, Tennessee.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 32,500.00.

Subscribed and sworn to before me this the 28TH day of December, 1990.

Affiant

Notary Public

My Commission Expires:
May 23, 1993

2692 12/28 0101 03CHECK 114.25

This is improved property, known as 102 Shields Lane, Madison, Tennessee.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FORM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said William W. Smith and Joyce J. Smith, husband and wife, their successors, heirs and assigns forever, Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered. Grantor covenants and binds its successors and assigns to warrant and forever defend the title to said real estate to the said William W. Smith and Joyce J. Smith, husband and wife, their successors, heirs and assigns against the claims of every person.

WITNESS our hands this the 28TH day of DECEMBER, 1990, the Estate of Ruth F. Garrett, Freda G. Moon, Executrix, having caused its name to be signed hereto by its duly authorized Executrix on said day and date.

ESTATE OF RUTH F. GARRETT

BY: Freda G. Moon Executrix
Freda G. Moon, Executrix

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Cindy Alexander, a Notary Public of the State and County aforesaid, personally appeared before me, Freda G. Moon, Executrix of the Estate of Ruth F. Garrett, with whom I am personally acquainted, and who, upon oath acknowledged herself to be the Executrix of the Estate of Ruth F. Garrett, the within named bargainor, and that as such Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate .

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 28th day of December, 1990.

Cindy Alexander
NOTARY PUBLIC

CINDY ALEXANDER NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires:
May 22, 1993

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8265 PAGE 728

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 32500.00
CON TX 107.25
PRFEE 1.00
WDEED 6.00
TOTAL ~~114.25~~
CHECK ~~114.25~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/28/90 01 15:11 0001 2692

82310

IDENTIF. REFERENCE

DEC 28 3 11 PM '90

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 385068