THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

BOOK 8307 PAGE 629

ADDRESS NEW OWNER:
Dallas S. Smith, et ux
2609 Hadley Ave.
Old Hickory, TN 37138

MORTGAGEE:
Metmor Financial Inc.
9225 Indian Creek Parkway
Suite 300
Overland Park, KS 66210

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
Map & Parcel 53-12-98
Field Book LW-02510

2705 03/11 0101 03CHECK 87.19

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Boyd F. Warren, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Dallas S. Smith and wife, Anna Pearl 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. I on the Plan of Dabbs & Elliott Subdivision, Number I, Block "5" of record in Book 547, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. I fronts 50 feet on the southerly margin of 28th Street, and runs back 144 feet on the west sideline, and 144 feet on the east sideline, and measures 50 feet across the rear lot line.

Being the same property conveyed to Boyd F. Warren, by deed from Ernest H. Pharris and wife, Thelma Jane Pharris, as of record in Book 5654, page 535, Register's Office for Davidson County, Tennessee.

It is understood and agreed that a part of the consideration for the transfer of this property is the agreement of the Grantee to assume and pay the outstanding indebtedness of a note dated November 6, 1972, in the original principal amount of $12,000.00, secured by a first mortgage deed of trust to Thomas & Hill, Inc., as of record in Book 4654, page 537, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantee. The Grantee further assumes the obligations of the Grantors under the terms of the instruments creating the loan to indemnify the Veteran's Administration to the extent of any claim payment arising from the guaranty of insurance of the indebtedness above mentioned.

This is improved property known as 114 28th Street, Old Hickory, Tennessee 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, and easements, covenants and conditions as shown on the Plan of record in Plat Book 547, page 97, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the new owner.

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 hands this 7 day of March, 1991.

Boyd F Warren
BOYD F. WARREN

STATE OF KENTUCKY)
COUNTY OF WAYNE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Boyd F. Warren**, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Monticello, Kentucky, this 7 day of March, 1991.

Barbara D. Dekle
NOTARY PUBLIC

My Commission Expires: 1-9-92

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $24,295.00.

Dallas "Sonny" Smith
AFFIANT

Subscribed and sworn to before me this 7th day of March, 1991.

Lisa K. Peterson
NOTARY PUBLIC

9845

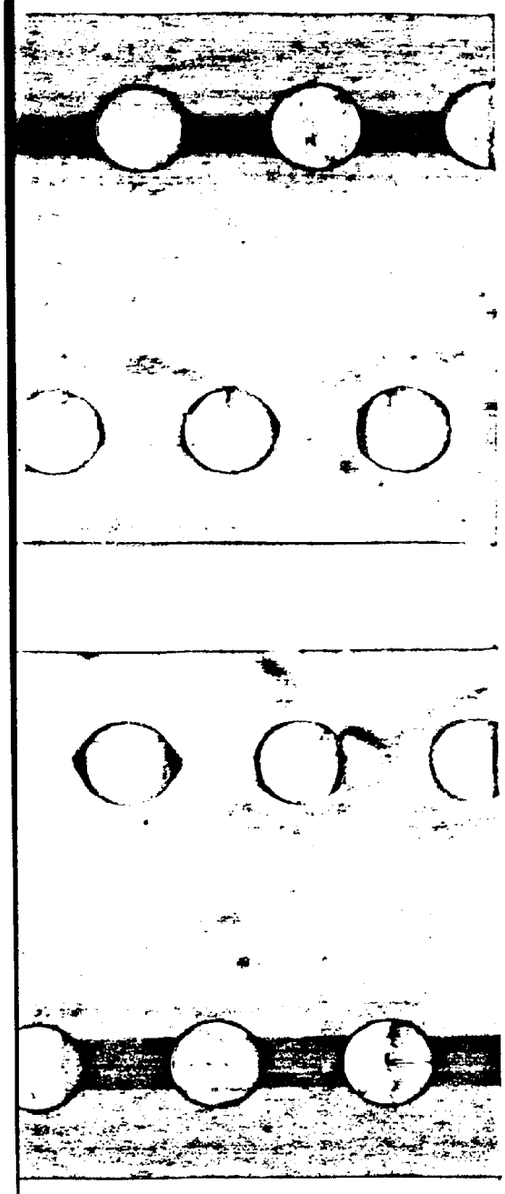
IDENTIF. REFERENCE

MAR 11 3 01 PM '91

DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8307 PAGE 631

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	24295.00
CON TX	80.19
PRFEE	1.00
WDEED	6.00
TOTAL	87.19
CHECK	87.19

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/11/91 01 15:02 0001 2705

98415

IDENTIF. REFERENCE

MAR 11 3 01 PM '91

DAVIDSON COUNTY

No. 403511