THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

CLE OTIS SMITH, UNMARRIED
1143-A KIRKLAND AVENUE
NASHVILLE, TN 37216

MAP/PARCEL NUMBER:

MAP 72-7
PARCEL 3

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00, THIS 28TH DAY OF MARCH, 1991.

Cle Otis Smith
AFFIANT

Subscribed and sworn to me, this the 28TH day of MARCH, 1991.

Denise C. Acree
Notary Public
My commission expires: 5-8-93

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, ROY B. McGEE ET UX, PAULINE W. McGEE, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said CLE OTIS SMITH, UNMARRIED, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1143-A KIRKLAND AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEE, HIS successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 28TH day of MARCH, 1991.

Roy B McGee
ROY B. McGEE

Pauline W. McGee
PAULINE W. McGEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROY B. McGEE ET UX, PAULINE W. McGEE, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 28TH day of MARCH, 1991.

Denise C. Abbott
notary public

My commission expires: 5-11-92

BOOK 8321 PAGE 794

EXHIBIT 'A'

Being the West 50 feet of Lot No. 36 on the Plan of Inglewood Place, of record in Book 332, page 101, Register's Office for said County.

Said Part of Lot NO. 36 fronts 50 feet on the northerly side of Kirkland Avenue and runs back between parallel lines 189.75 feet to a dead line.

Being the same property conveyed to Roy B. McGee et ux, Pauline W. McGee, by Deed from Homer L. Dudley, Sr., and Gerald King, heirs-at-law of Jessie D. King and Pauline King Dudley, of record in Book 7444, page 896, Register's Office for Davidson County, Tennessee, Said property also was the subject of that Certain Agreement and Declaration of Trust, dated August 22, 1969, of record in Book 4360, page 17, said Register's Office, wherein said property was conveyed to a Trustee, Kirk C. Waite, by Homer L. Dudley, Sr., Pauline K. Dudley and Jesse D. King, to accomplish the purposes of said Trust and the said Kirk C. Waite, Trustee, conveyed said property to Roy B. McGee et ux, Pauline W. McGee by Quitclaim Deed dated March 27, 1991, of record in Book 8321, page 790, Register's Office for Davidson County, Tennessee.

EXHIBIT 'A'

1. Real property taxes for 1991 and all future years.

2. All matters set forth on Plat of record in Book 332, page 101, Register's Office for Davidson County, Tennessee

03485

IDENTIF. TREFERENCE

APR 2 10 45 AM '91

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

1196 04/02 0101 03CHECK 148.60



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8321 PAGE 795

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 42000.00
CON TX 138.60
PRFEE 1.00
WDEED 9.00
TOTAL 148.60
CHECK 148.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/02/91 01 10:45 0001 1196

03485

IDENTIF. REFERENCE

APR 2 10 45 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 409302