MAIL

Nam. and Address of New Owners:

Randall G. Smith
101 Glenmont Drive
Nashville, TN 37209

Send Tax Notices To:
Randall G. Smith
Same

THIS INSTRUMENT PREPARED BY:
B. JO ATWOOD, Attorney at Law
Suite 105, 320 West Main Street
Murfreesboro, Tennessee 37130

FROM INFORMATION FURNISHED BY
THE PARTIES

MAP 119-7 GROUP PARCEL 114

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, GEORGE M. COAKER and wife, CATHERINE P. COAKER, have bargained and sold and do hereby transfer and convey unto RANDALL G. SMITH, his heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Thompson Lane Park, as of record in Book 2331, page 138, Register's Office for said County.
>
> Said Lot No. 19 described as follows; Beginning at a point in the westerly margin of Glenmont Drive, the same being the common corner of Lots Nos. 19 and 20; thence with the dividing line between Lots Nos. 19 and 20 westwardly 170 feet to a monument; thence northwardly with the dividing line between Lots Nos. 19 and 55, 142.5 feet to a point in the southerly margin of Glenrose Avenue; thence with the southerly margin of Glenrose Avenue eastwardly 145.9 feet to a monument thence to the right around a curve 46.02 feet to a monument in the westerly margin of Glenmont Drive; thence with the westerly margin of Glenmont Drive, southwardly 109.5 feet to the point of beginning.
>
> BEING the same property conveyed to George M. Coaker and wife, Catherine P. Coaker by deed of record in Book 5602, page 480, of the Register's Office of Davidson County, Tennessee.
>
> THIS conveyance is subject to the restrictive covenants of record in Book 2548, page 299 and to the minimum building setback lines and all other matters as shown on subdivision plat of record in Book 2331, page 138, all of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

The grantors covenant with the said grantee that they are lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same and that it is unencumbered except as hereinabove set forth, and except by lien of the 1992 property taxes, which taxes shall be prorated between the parties.

The grantors further covenant and binds themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, on this the 31st day of March, 1992.

George M. Coaker
GEORGE M. COAKER

Catherine P Coaker
CATHERINE P. COAKER

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, George M. Coaker and wife, Catherine P. Coaker, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes contained therein.

WITNESS MY HAND, at office, on this the 31st day of March, 1992.

NOTARY PUBLIC

My Commission Expires: 6/12/95

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 48,900, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Randall G. Smith
AFFIANT

Sworn to and subscribed before me on this the 31st day of March, 1992.

NOTARY PUBLIC

My Commission Expires: 6/12/95

98092

IDENTIFICATION REFERENCE

APR 2 9 57 AM '92

DAVIDSON COUNTY, TN

6454 04/02 0101 03CHECK 187.93

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8591 PAGE 437

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 48900.00
CON TX 180.93
PRFEE 1.00
WDEED 6.00
TOTAL 187.93
CHECK 187.93
04/02/92 01 09:56 0001 6454

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.8.0.9 5.

IDENTIFICATION REFERENCE

APR 2 9 57 AM '92

DAVIDSON COUNTY, TN

No. 517355