File Box 29

BOOK 8703 PAGE 430

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,998.76

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August

Notary Public

MY COMMISSION EXPIRES: March 25, 1995

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., # 110 Nashville, TN 37214
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Geneva Johnson (NAME) | New owner (NAME) | MAP 136 |
| 2663 Smith Springs Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | PARCEL 39 |
| Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 2DX-00498 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Scott C. Stillman, A & S Investments, a partnership composed of Anita M. Hogin and Sadie W. Weaver, and Ralph James Murphy and wife, Anne Murphy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Geneva Johnson and Jamie 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:

LAND in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the division of the estate of John C. Estes, deceased, as of record in Minute Book J, page 170, County Court for said County, described according to a survey made by George W. Watkins, Surveyor, dated May 25, 1960, as follows:

BEGINNING in the center of New Smith Springs Road at the northeast corner of the property conveyed to L. T. Stevens by deed from Amanda E. Coe, of record in Book 2799, page 379, Register's Office for said County; thence with said Stevens north boundary line and the center of New Smith Springs Road, North 87 deg. West 310 feet to a point; thence North 12 deg. east 200 feet to a point; thence South 87 deg. 50 mins. 239.5 feet to a point in the center of Old Smith Springs Road; thence South 29 deg. 30 mins. East 69.5 feet to a point in the center of Old Smith Springs Road; thence South 2 deg. 45 mins. West 150 feet to the beginning.

BEING the same property conveyed to Scott C. Stillman, A & S Investments, a partnership composed of Anita M. Hogin and Sadie W. Weaver, and Ralph James Murphy and wife, Anne Murphy by deed from Garry N. Bissinger and wife, Kathy H. Bissinger, filed of record in Book 7057, page 608, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

Anita M. Hogin and Anita Hogan being one and the same person.
Sadie W. Weaver and Sadie Weaver being one and the same person.

This is unimproved ( ) improved (X) property, known as 2663 Smith Springs Road, Nashville, TN 37217
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 my hand this 12th day of August, 19 92

Scott C. Stillman

Ralph James Murphy

Anne Murphy

A & S Investments, by Sadie Weaver, Partner
Anita Hogin, partner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott C. Stillman and Ralph James Murphy and wife, Anne Murphy

(or proved to me on the basis of satisfactory evidence)

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of August, 19 92.

Commission expires 3/25/95

Notary Public

STATE OF TENNESSEE }

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Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted* and who upon (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

1342 08/18 0101 07CHECK 490.00

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____.

My commission expires _____

Notary Public

FILED
AUG 18 9 45 AM '92
DAVIDSON COUNTY, TN
J. WILSON LT. REGISTER

IDENTIFICATION REFERENCE

Return to:
PRIORITY ESCROW SERVICES INC.
51 Century Boulevard
Suite 110
Nashville, TN 37214

7.39 0

WARRANTY DEED

FROM
~~Scott C. Stillman A & S Investments,~~
~~a partnership~~

TO
~~Geneva Johnson and~~ ~~Jamie Smith~~

CONTINUATION PAGE FOR WARRANTY DEED

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7057, page 611, of the Register's Office for Davidson County, Tennessee, which the grantee(s) herein hereby assume(s) and agree(s) to pay.

STATE OF TENNESSEE COUNTY OF DAVIDSON:

Before me, the undersigned, of the State and County aforesaid, personally appeared Sadie Weaver and Anita Hogin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be partners of A & S INVESTMENTS, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal, this 12th day of August, 1992.

My Commission Expires:
3/25/95

Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 8703 PAGE 432

| | | |
|---|---|---|
| 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 | 129998.76 |
| | | | CON TX | 481.00 |
| | | | PRFEE | 1.00 |
| | | | MISC | 8.00 |
| | | | TOTAL | 490.00 |
| | | | CHECK | 490.00 |
| 08/18/92 | 01 | | 09:44 0001 | 1342 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.7.3.9.0

IDENTIFICATION REFERENCE

AUG 18 9 43 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 561103