File Box 49

File No: 8497-3

92-16217

Address New Owner:	Send Tax Bills To:	Map/Parcel
David Hedrick, etux	Same	Map 82-16
805 Boscobel Street		Parcel 298
Nashville, TN 37206		

WARRANTY DEED

FOR AND IN CONSIDERATION 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, GEORGE THOMAS SMITH and KATHERINE CRAWFORD SMITH DARNELL, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto DAVID E. HEDRICK and wife, SARAH C. HEDRICK, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 120 on the Map of J. S. Williams Addition to Edgefield, as of record in Book 21, Page 45, Register's Office for said County (to which plat reference is hereby made for a more particular description).

Said lot fronts 50 feet on the northerly side of Boscobel Street and runs back between parallel lines 175 feet to an alley.

BEING THE SAME property conveyed to George Thomas Smith and wife, Katherine Crawford Smith (now Darnell), by deed from Mary Katherine Rutherford and Jeanne Ellen Rutherford of record in Book 5150, Page 388, said Register's Office. By Final Decree of Divorce filed in Minute Book 174B, page 1436, (Docket No. 88D-390), Circuit Court Clerk's Office for Davidson County, Tennessee, and of record in Book 8681, page 344, said Register's Office, the tenancy by the entirety was dissolved; title is now held as tenants in common. Katherine Crawford Smith (now Darnell), Katherine Crawford Smith Darnell, Katherine Crawford Smith and Katherine Jane Crawford Smith are one and the same person.

THIS PROPERTY is conveyed subject to all matters shown on the Plan of record in Book 21, Page 45, said Register's Office; any easements; and to all applicable local government planning, building and zoning regulations.

THIS IS improved property known as 805 Boscobel Street, Nashville, Tennessee. This property and improvements are transferred in "AS IS" condition. This property is not the principal place of residence of either of the Grantors or their respective spouses.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said DAVID E. HEDRICK and wife, SARAH C. HEDRICK, their heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the

title to the said real estate against the lawful claims of all persons whomsoever.

WHENEVER 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 on this 17th day of September, 1992.

GEORGE THOMAS SMITH

KATHERINE CRAWFORD SMITH DARNELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

AFFIANT

Sworn to and subscribed before me this 17th day of September, 1992.

NOTARY PUBLIC

My commission expires: 1/23/94.

7970 09/18 0101 03CHECK 212.50

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 George Thomas Smith, one of the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of September, 1992.

NOTARY PUBLIC

My commission expires: March 23, 1996.

This instrument was prepared by:
David Coleman, Attorney
9000 E. Church St. B-102
Brentwood, TN 37027

SEP 18 11 52 AM '92
ELVIA T. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

46.9.29

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 Katherine Crawford Smith Darnell, one of the bargainors, with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of September, 1992.

Notary Public

My Commission expires: 1/23/94



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

RECEIVED OF _____

FOR _____

BOOK 8733 PAGE 129

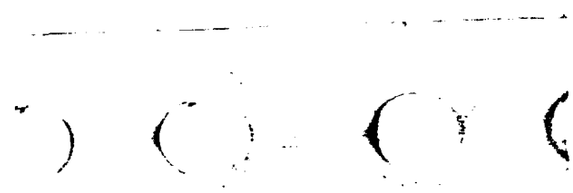


CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

09/18/92 01 11:52 0001 7970



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



4 6 9 2 9

IDENTIFI REFERENCE

SEP 18 11 52 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 571604