File 11286 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8799 PAGE 390

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DOUGLAS P. SMITH (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	Map 104-15
2514 Sunset Place (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 353 (STREET ADDRESS)	Parcel 79
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	LOUISVILLE, KENTUCKY 40201-0353 (CITY) (STATE) (ZIP)	F.B. 24W09550

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, CHARLES W. FREEMAN, Administrator CTA of the Estate of Annie Felts Freeman, Deceased and Also Individually as Devisee Under the Last Will and Testament of Annie Felts Freeman HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUGLAS P. SMITH AND WIFE, LESLIE A. SMITH

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 32 on the Plan of Sunset Park, as of record in Plat Book 332, page 132, Register's Office for said County, described as follows:

Said part of Lot No. 32 fronts 50 feet on the northerly side of Sunset Place, formerly Turner Avenue, and runs back between parallel lines, 160.5 feet to the southerly line of Lot No. 53.

Being the same property conveyed to Herman E. Felts and Mrs. Annie Felts Freeman (Mrs. Joe W. Freeman) by deed from Mrs. Martha B. Felts, a widow of record in Book 2243, page 407, said Register's Office. The said Herman E. Felts and wife, Dorothy S. Felts having conveyed their interest to Joe W. Freeman and wife, Annie Felts Freeman by deed of record in Book 2925, page 283, Register's Office for Davidson County, Tennessee. The said Annie Felts Freeman having since died being predeceased by Joe W. Freeman.

This conveyance is made subject to (1) Joint Driveway Agreement of record in Book 2860, page 114; and (2) All matters appearing on the Plan of record in Plat Book 332, page 132, said Register's Office.

68946

IDENTIFICATION REFERENCE

DEC 1 3 43 AM '92

DAVIDSON COUNTY, TN

6379 12/01 0101 03CHECK 308.70

unimproved ( ) This is improved (XX) property, known as 2514 Sunset Place, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 24th day of November, 19 92

Charles W. Freeman
CHARLES W. FREEMAN
Administrator CTA of the Estate of Annie Felts Freeman

Charles W. Freeman
CHARLES W. FREEMAN
Devisee Under the Last Will and Testament of Annie Felts Freeman

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 8799 PAGE 331

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES W. FREEMAN, Administrator of the Estate of Annie Felts Freeman, and CHARLES W. FREEMAN, Devisee under the Last Will and Testament of Annie Felts Freeman

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 24th day of November, 19 92.

My commission expires 1/23/93 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF November 19 92

MY COMMISSION EXPIRES: 1/23/93 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

CHARLES W. FREEMAN

TO

DOUGLAS P. SMITH AND WIFE,
LESLIE A. SMITH

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8799 PAGE 392

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	81000.00
CON TX	299.70
PRFEE	1.00
WDEED	8.00
TOTAL	308.70
CHECK	308.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/04/92 01 09:41 0001 6379

68946

IDENTIFICATION REFERENCE

DEC 1 9 43 AM '92

DAVIDSON COUNTY, TN

No. 595646