THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
A Professional Corporation
Ste. 600, 511 Union Street
Nashville, Tennessee 37219

FROM: Frank B. Neiswender ("GRANTOR")

TO: Charles B. Smith, Charles Corbin, Jr. and Kent Kyger ("GRANTEES")

ADDRESS NEW OWNERS:
Charles B. Smith, et al.
2011 Ashwood Avenue
Nashville, TN 37212-1995

SEND TAX BILLS TO:

SAME

MAP AND PARCEL NO:
104-16-401

9167 12/07 0101 03CHECK 322.69

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eight Thousand Three Hundred Thirty-Three and 96/100 Dollars ($8,333.96), cash in hand paid, and other good and valuable consideration including the assumption and agreement to pay GRANTOR'S share of indebtedness on the within described property and hold him harmless therefrom, the receipt and sufficiency of which is hereby acknowledged, Frank B. Neiswender, has bargained and sold, and by these presents, does hereby transfer and convey in equal shares unto Charles B. Smith, Charles Corbin, Jr. and Kent Kyger (GRANTEES), their heirs and assigns, his undivided one-fourth interest in the below described real property in Davidson County, Tennessee, thereby creating in each of the GRANTEES a one-third undivided interest in the property described as follows, to-wit:

Parcel No. 1 - Lots Nos. 69 and 70, in the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, Page 177, Register's Office for said County. Said Lots 69 and 70 front together 180 feet on the southerly side of Ashwood Avenue and run back between parallel lines with the easterly margin of an alley 175 feet to an alley in the rear.

Parcel No. 2 - Parts of Lots Nos. 65, 66 and 67 in the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights, as of record in Book 332, Page 117, Register's Office for said County, being the portions of said Lots 65 and 66 and all of that part of said Lot 67 reserved to the Grantees herein and not included in their deed of March 13, 1967, to The Ashwood Company of record in Book 4111, Page 840, Register's Office for said County.

The property hereinabove described is the same property conveyed to Charles B. Smith, et al., by deed of Ruth Burr Puryear and G. A. Puryear dated August 18, 1966, of record in Book 4048, pages 600-603, said Register's Office. And by further conveyances of

record in Book 4360, Page 772, Book 7549, page 502, and Book 7549, page 506, Register's Office for Davidson County, Tennessee, title is vested in equal shares in Charles B. Smith, Charles Corbin, Jr., Frank B. Neiswender, and Kent Kyger.

This is improved property known as 2011 Ashwood Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said undivided interest in real estate, with the appurtenances, estate, title and interest thereto belonging to the said Charles B. Smith, Charles Corbin, Jr. and Kent Kyger their heirs and assigns, forever in fee simple.

GRANTOR covenants that he is lawfully seized and possessed of said undivided interest in said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as appears of record.

GRANTOR further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to the said real estate to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Carroll M. Young Neiswender, spouse of Frank B. Neiswender, joins in and executes this document for the purpose of conveying to the GRANTEES any and all marital right, title and interest she may have in the property, but not further or otherwise.

WITNESS our hands this 30th day of November, 1992.

Frank B. Neiswender

Carroll M. Young
Neiswender

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sharon Burysek, a Notary Public in and for said County and State, the said Frank B. Neiswender and wife, CARROLL M. YOUNG Neiswender, the within named bargainors, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, on this the 6th day of November, 1992.

Sharon Burysek
NOTARY PUBLIC

My Commission Expires: My Commission Expires Jan. 23, 1993.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $83,750.00.

AFFIANT

Subscribed and sworn to before me, this 30 day of November 1992.

NOTARY PUBLIC

My Commission Expires Jan. 28, 1994

My Commissions Expires: _____.

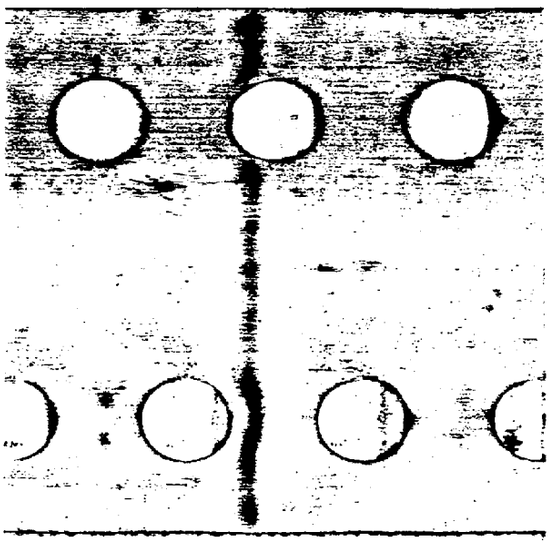
7151.2

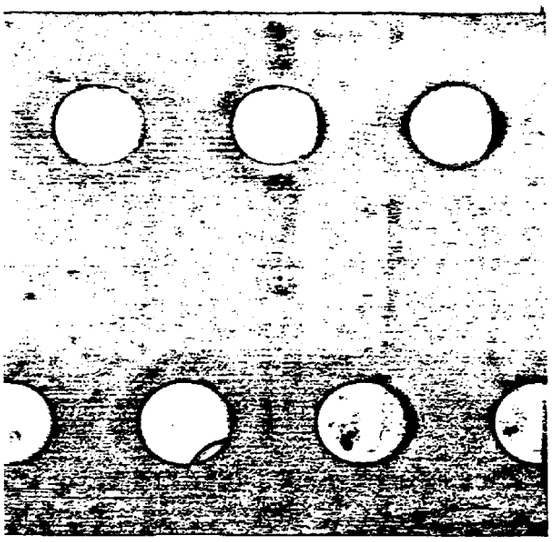
IDENTIFICATION REFERENCE)

DEC 7 3 59 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP





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

RECEIVED OF _____

FOR _____

BOOK 8807 PAGE 118

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	83750.00
			CON TX	309.69
			PRFEE	1.00
			WDEED	12.00
			TOTAL	322.69
			CHECK	322.69
12/07/92	01		15:57 0001	9167

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1.5 1.2

IDENTIFI REFERENCE

Dec 7 3 59 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 598411