WARRANTY DEED BOOK 8814 PAGE 895

PREPARED BY:

J. K. Woodard, Attorney
175 East Main, Second Floor
Hendersonville, TN 37075
822-0030

MORTGAGEE:
Edward F. Smith et ux
30 Ocean Crest Dr
Ormand Beach, FL 32176

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer transfer is $60,000.00

AFFIANT

Sworn to and subscribed before me this 11 day of December, 1992.

NOTARY PUBLIC

My Commission Expires: 10-17-94

ADDRESS NEW OWNERS:
Steve F. Smith
3744 Moss Rose Drive
Nashville, TN 37216

SEND TAX BILLS TO:
New Owner

Map/Parcel
073-06-00 043.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, WILLIAM THOMAS NORDIN and wife, PATTI MAPLES-NORDIN, the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto STEVE F. SMITH, the Grantee, his heirs and assigns, the following land located in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Moss Rose Estates, of record in Book 4860, page 112, Register's Office for said County. Said Lot No. 75 fronts 80 feet on the easterly margin of Moss Rose Drive and runs back 143.38 feet, more or less, on the northerly side lot line and 144.58 feet, more or less, on the southerly side lot line, to a line on the bank of the Cumberland River, being 80 feet, more or less, thereon.
>
> Being the same property conveyed to William Thomas Nordin and wife, Patti Maples-Nordin by Warranty Deed of Lee D. Peterson and wife, Danielle M. Peterson, dated December 13, 1985, and of record in Book 6737, page 126, Register's Office of Davidson County, Tennessee.
>
> The address of this property is 3744 Moss Rose Drive, Nashville, TN 37216

2140 12/16 0101 03CHECK 231.00

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantors do covenant with the Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, except as follows:

1) 1992 taxes have been prorated and are being paid by the Grantors.

2) Restrictive Covenants of record in Book 5039, page 359; Book 5138, page 644; Book 5311, page 345; and Book 5910, page 336, said Register's Office.

3) The Plan of record in Book 4860, page 112, said Register's Office, shows an owner's certificate, and a 30-foot building setback line from Moss Rose Drive.

4) A 25-foot flood easement along the rear of the property recorded in Book 2195, page 338, and Book 2197, page 213, said Register's Office.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 11 day of December, 1992.

WILLIAM THOMAS NORDIN

Patti Maples-Nordin

PATTI MAPLES-NORDIN

****

STATE OF TENNESSEE
COUNTY OF SUMNER

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared WILLIAM THOMAS NORDIN and wife, PATTI MAPLES-NORDIN, the Bargainors, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this 11 day of December, 1992.

NOTARY PUBLIC

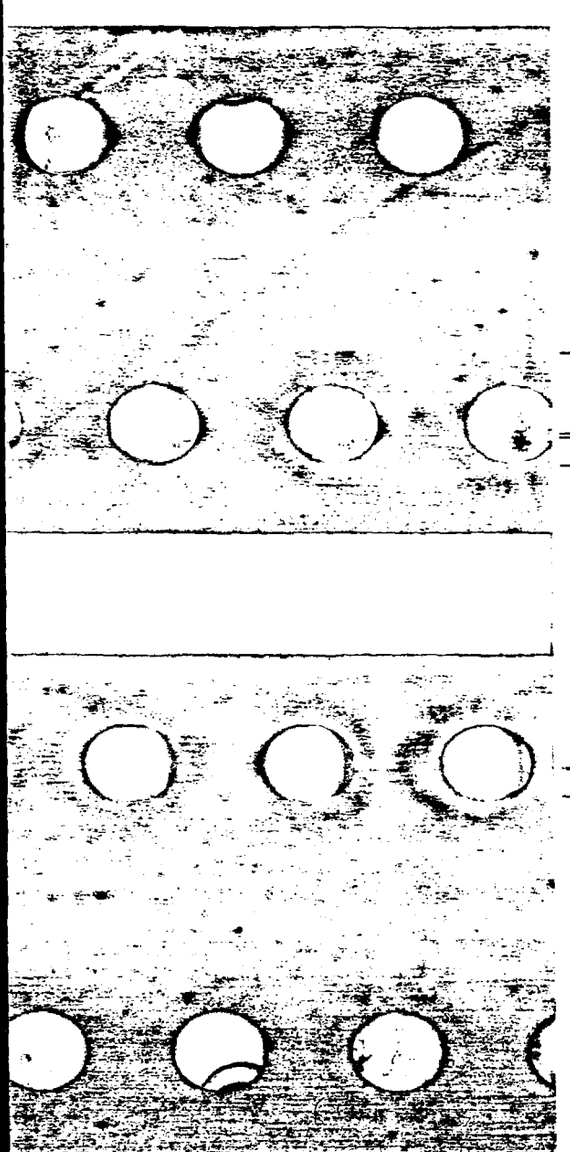
My Commission Expires:
10-17-94

7.40 7.7.

IDENTIFICATION REFERENCE

Dec 15 9 40 AM '92

JAKE WILSON III REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 8814 PAGE 897

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	60000.00
			CON TX	222.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	231.00
			CHECK	231.00
12/16/92	01		09:38 0001	2140

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.4.0.7.7.

IDENTIFICATION REFERENCE

DEC 16 9 40 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 601321