RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

This Instrument Prepared by J. Swierz
8 Penn Center
Phila., PA 19103

BOOK 8847 PAGE 88
MAP 148-08-0
PARCEL 025.00

# WARRANTY DEED

**THIS INDENTURE,** made this 17TH day of AUGUST, A. D., 19 92; **between** ELEANORE F. WALKER, JOSEPH T. HARTMAN, TERRELL R. JOHNSON, ROBERT W. BUGEL and GEORGE E. MC CARTY, Trustees under Declaration of Trust dated March 1, 1990, of 8 Penn Center, Philadelphia, PA 19103

~~Tennessee,~~ **First Parties, and**

CLAYTON O. SMITH ET UX, LUCILLE N. SMITH

**Tennessee, Second Parties,**

**WITNESSETH:** that said First Parties, for and in consideration of the sum of FIFTY TWO THOUSAND FIVE HUNDRED AND NO/100---------- **Dollars** ($ 52,500.00 )

and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

WE

9136 01/25 0101 03CHECK 207.25

**have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:**

LAND in Davidson County, Tennessee, being Lot No. 23 on the plan of Section One, Oakwood Terrace, of record in Book 4460, Pages 54 and 55, Register's Office for said County.

SAID Lot No. 23 fronts 70.0 feet on the Easterly margin of Artelia Drive and extends back 122.0 feet on the Northerly line and 118.0 feet on the Southerly line to a dead line in the rear, measuring 70.11 feet thereon.

BEING the same premises which Thomasina V. Etheridge Skipper and Benjamin A. Skipper, Husband and Wife, by Deed dated JUNE 10, 1992 and recorded in Davidson County, Tennessee, in Deed Book Volume 8706 , Page 192 &c., granted and conveyed unto Eleanore F. Walker, Joseph T. Hartman, Terrell R. Johnson, Robert W. Bugel and George E. McCarty, Trustees under Declaration of Trust dated March 1, 1990, in fee.

AND by Authority set forth under Declaration of Trust dated March 1, 1990, any two Trustees thereunder may act for all the Trustees.

8556

IDENTIFICATION REFERENCE

JAN 25 9 55 AM '93

ELLIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

PLEASE SEE EXHIBIT 'A' ATTACHED HERETO

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and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____ (L. S.)

_____ (L. S.)

Terrell R. Johnson (L. S.)

and

Eleanore F. Walker (L. S.)

Trustees under Declaration of Trust dated March 1, 1990

STATE OF ~~TENNESSEE~~ PENNSYLVANIA
COUNTY OF Phila. } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Terrell R. Johnson and Eleanore F. Walker Trustees under Declaration of Trust dated March 1, 1990, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Philadelphia County, this 7th day of August 19 90

John Mierz
Notary Public

My Commission expires 3-31-93

NOTARIAL SEAL
JOHN MIERZ
A Foreign Commissioner of Deeds
for New Jersey in Pennsylvania
My Commission Expires March 31, 1993

STATE OF _____
COUNTY OF _____ } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State _____, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in _____ County, this _____ day of _____ 19____

_____
Notary Public

My Commission expires _____

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER CLAYTON O. SMITH ET UX
ADDRESS 202 GARRETT DRIVE
NASHVILLE, TN 37211

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
SAME
ADDRESS _____

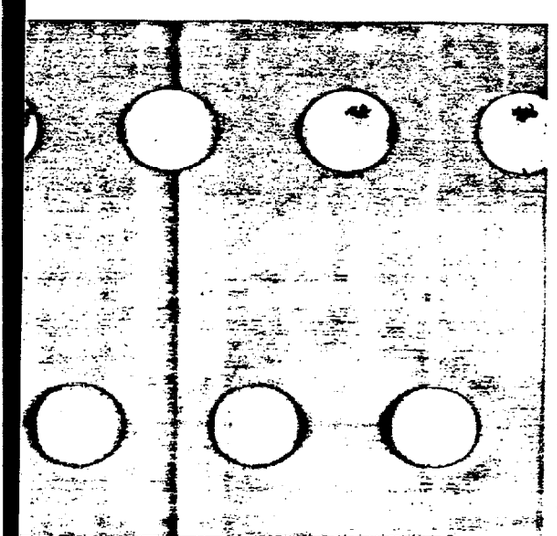
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 52,500.00 Affiant Clayton O. Smith
CLAYTON O. SMITH
Subscribed and sworn to before me this 22ND day of JANUARY 19 93

Notary Public Denise C. Allis
DENISE C. ALLIS
MY COMMISSION EXPIRES: 05-11-96

STATE OF TENNESSEE

KEITH PRESS, INC., PRINTERS, KNOXVILLE

1. real property taxes for 1993 and all future years.
2. All matters set forth on Plat of record in Book 4460, pages 54 and 55, Register's Office for Davidson County, Tennessee, which Plat shows the following: a 30-foot minimum building setback line from Artelia Drive, a 10-foot public utility and drainage easement along the rear line of said lot.
3. Restrictive covenants contained in an instrument dated December 7, 1971, and filed for record in the Register's Office for said County on December 7, 1971, in Book 4559, page 72, said Register's Office.



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

RECEIVED OF _____

FOR _____

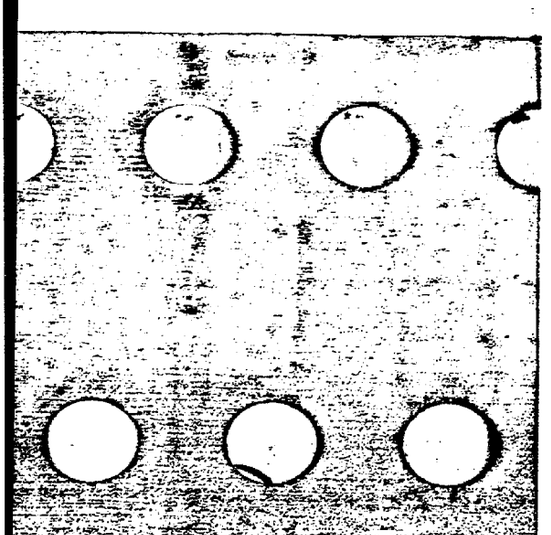
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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED |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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 52500.00
CON TX 194.25
PRFEE 1.00
WDEED 12.00
TOTAL 207.25
CHECK 207.25

01/25/93 01 09:55 0001 9136



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 5 5 6 6

IDENTIFI REFERENCE

JAN 25 9 55 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 613859