BOOK 8900 PAGE 239

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 93

Notary Public

MY COMMISSION EXPIRES: July 22, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 213 A Ward Circle, Brentwood, TN 37027 mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph David Wyatt (NAME)	LEADER FEDERAL BANK (NAME)	MAP 76
959 Old Lebanon Dirt Road (ADDRESS)	P.O. BOX 2926 (ADDRESS)	PARCEL 51
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38101-2926 (CITY) (STATE) (ZIP)	4D 1086

FOR AND 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, WE, Nikki Y. Smith, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph David Wyatt and wife, Dianne E. Wyatt

HEREINAFTER CALLED THE GRANTEES, THEIR 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, described according to a survey by Clement E. Greek, Registered Engineer, dated September 30, 1974, more particularly described as follows:

BEGINNING at a point in the center line of Old Lebanon Dirt Road, said point being 115.00 feet in an easterly direction from the Southwest corner of the property conveyed to Ronald Preston Boyle and wife, as of record in Book 4228, page 318, Register's Office for Davidson County, Tennessee; thence North 49° 50' West 670.41 feet to an iron pin North 29° 35' West 751.21 feet to an iron pin; North 72° 5' East 184.64 feet to an iron pin; North 49° 7' East 200 feet to an iron pin; South 12° 12' East 780.20 feet to an iron pin; South 51° 48' East 744.49 feet to the center line of Old Lebanon Dirt Road; thence along the center line of Old Lebanon Dirt Road South 75° 25' West 200 feet to the point of beginning. Said tract of land containing 6.72 acres, more or less.

Being all the same property conveyed to Nikki Y. Smith by deed from Peggy Ulrich, of record in Book 8154, page 711, Register's Office for Davidson County, Tennessee, and as contracted for sale by instrument of record in Book 8728, page 165 Register's Office for Davidson County, Tennessee.

Nikki Y. Smith and Nikki Smith being one and the same person.

7274 03/30 0101 03CHECK 8.00

unimproved ( )
This is improved (X) property, known as 959 Old Lebanon Dirt Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 26th day of February, 19 93

Nikki Y. Smith

BOOK 8900 PAGE 240

STATE OF New Mexico
~~CITY OF~~
COUNTY OF Farmington

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named Nikki Y. Smith

the bargainor _____, with whom I am personally acquainted or 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 official seal at Farmington, New Mexico, ~~Tennessee~~, this 23rd day of January, 19 93

Commission expires 10/24/95

Barbara A. Arnett
Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

Prepared By: William D. Castleman, P.C.
213A Ward Circle
Brentwood, TN 37027

04597

IDENTIFICATION REFERENCE

MAR 30 2 29 PM '93

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 8900 PAGE 241

RECEIVED OF _____

FOR _____

BOOK 8728 PAGE 167

CO CONVEYANCE	CT [illegible]	MISC MISCELLANEOUS	
MO MORTGAGE	REL RELEASE	CONTR STATE TAX CONVEY	
WD WARRANTY DEED	DCT [illegible]	MORTR STATE TAX MORT	
TD TRUST DEED		PROBATE FEL	

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CONH	
				136000.00
			MGHT	
				116000.00
			CON TX	503.20
			MOR TX	131.10
			PREF	1.00
			WDEED	8.00
			TOTAL	643.30
			CHECK	643.30

[illegible] 11/92 AT 13:13 0001 5960

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45170

CROSS REFERENCE

[illegible] 12 FEB 92

[illegible]

No. [illegible]96[illegible]

RECORDER'S MEMO

[illegible] OF WRITING, TYPING OR PRINTING IN
[illegible] DOCUMENT UNSATISFACTORY WHEN RECEIVED