K 8971

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mail

THIS INSTRUMENT PREPARED BY:
STEWART BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

JERRY N. SMITH ET UX,
MARY LOUISE SMITH
245 Hillcrest Drive

MAP/PARCEL NUMBER:

MAP 43-14, PARCEL 176

3584 06/04 0101 03CHECK 142.50

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 3RD day of JUNE, 1993.

Sara Ann Landrum by her attorney-in-fact Betty Jo Wall

SARA ANN LANDRUM, BY HER ATTORNEY-IN-FACT, BETTY JO WALL

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY JO WALL, to me known to be the person who executed the foregoing instrument in behalf of SARA ANN LANDRUM, A WIDOW and acknowledged that SHE executed the same as the free act and deed of the said SARA ANN LANDRUM, A WIDOW, for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 3RD day of JUNE, 1993.

Denise C. Ables

Notary Public

My Commission Expires: 5-11-96

NOTARY PUBLIC DENISE C. ABLES STATE OF TENNESSEE

EXHIBIT 'A'

Being Lot Nos. 40, 41 and 42, Block "B" on the Map of Yowell Place on Old Hickory Boulevard as of record in Book 974, page 61, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 40, 41 and 42 adjoin and front together 75 feet on the easterly side of Hillcrest Drive and extends back 383 feet 4 inches on the north line of Lot No. 40 and 381 feet 6 inches on the south line of Lot No. 42 to a dead line in the rear measuring 75 feet thereon.

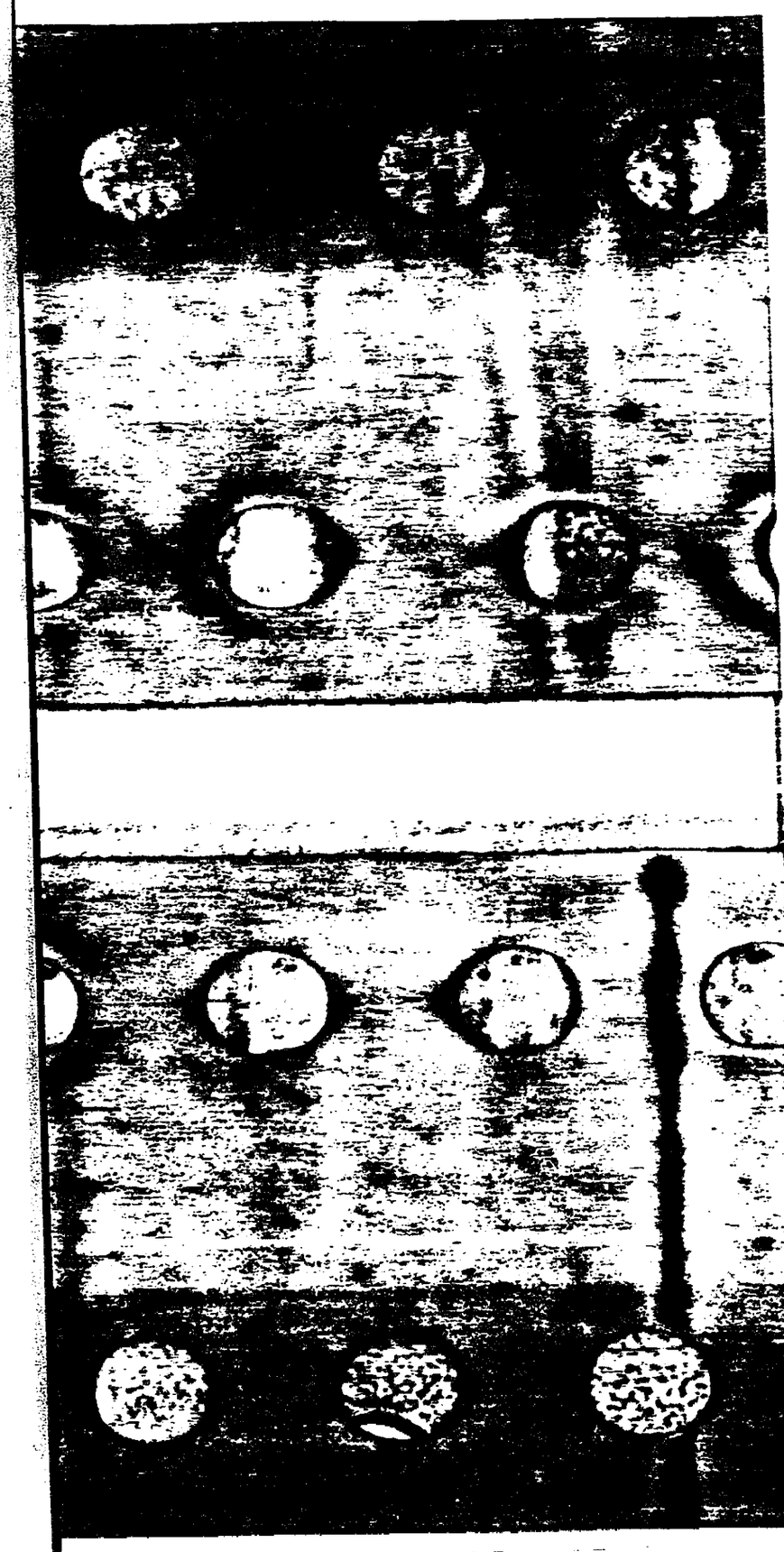
Being the same property conveyed to Ralph Landrum et ux, Sara Ann Landrum, by Warranty Deed from Charles V. Felts et ux, Peggy Felts, of record in Book 4369, page 151, Register's Office for Davidson County, Tennessee, the said Ralph Landrum having since died on April 24, 1978, the property vests solely in his widow, Sara Ann Landrum, the Grantor herein.

EXHIBIT 'B'

1. Real property taxes for 1993 and all future years.

2. All matters set forth on the Plan of Yowell Place, of record in Book 974, page 61, said Register's Office.

K 8971



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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 12.00
TOTAL 142.50
CHECK 142.50

06/04/93 01 10:06 0001 3584

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 6 7 2 4

IDENTIFICATION/REFERENCE

JUN 4 10 06 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 658923

P G 254