This instrument prepared by:
THOMAS N. JONES
339 Main Street
Franklin, Tn. 37064

BOOK 9152 PAGE 132

NEW OWNER:
Mildred A. Speer
5136 Village Trace
Nashville, TN 37211

SEND TAX BILL TO:
Same

MAP & PARCEL:
161-10A-168

WARRANTY DEED

For and in 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, **RANDALL L. SMITH and wife, LISA A. SMITH,** hereinafter called the Grantors, have bargained and sold and by these presents does transfer and convey unto **MILDRED A. SPEER, single,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Villages of Brentwood, Phase Two, of record in Book 6260, page 169, said Register's Office, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Randall L. Smith and wife, Lisa A. Smith by deed from Daniel Patrick Walsh and wife, Francis Coode Walsh of record in Book 8247, Page 760, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever;

AND GRANTORS do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

Subject to the following restrictions and conditions:

1. 1993 taxes are a lien against the property; now due and payable. Said taxes have been prorated between the parties, with grantors paying their pro rata part of said taxes to grantee, who will be responsible for payment of the 1993 taxes.

2. Restrictive covenants contained in instrument of record in Book 6143, page 11, amended by instruments of record in Book 6398, page 498, Book 6852, page 497 and Book 7207, page 251, Register's Office of Davidson County, TN.

3. The Plan of record in Book 6250, page 169, said Register's Office, shows an owner's certificate, a 10-foot minimum building setback line from Village Trace, and a 5-foot and 10-foot easement for public utility and drainage purposes along the easterly and rear lines of said lot, respectively, as well as a 5-foot electrical and phone easement along the front line of said lot.

AND GRANTORS DO FURTHER covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural and the plural the singular, and the use of any gender shall be applicable to all genders.

This improved property is known as 5136 Village Trace, Nashville, TN 37211.

WITNESS OUR HANDS this 9th day of November, 1993 in Franklin, TN.

Randall L Smith
RANDALL L. SMITH

Lisa A Smith
LISA A. SMITH

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared RANDALL L. SMITH AND LISA A. SMITH, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

Witness my hand and seal this 9th day of November, 1993.

Cynthia G. Witt
NOTARY PUBLIC

CYNTHIA G. WITT NOTARY PUBLIC WILLIAMSON CO. TENN.

My Commission Expires: 11/16/93

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $84,500.00.

Mildred G. Speer
AFFIANT

Sworn to and subscribed before me this 9th day of November, 1993.

Cynthia G. Witt
NOTARY PUBLIC

CYNTHIA G. WITT NOTARY PUBLIC WILLIAMSON CO. TENN.

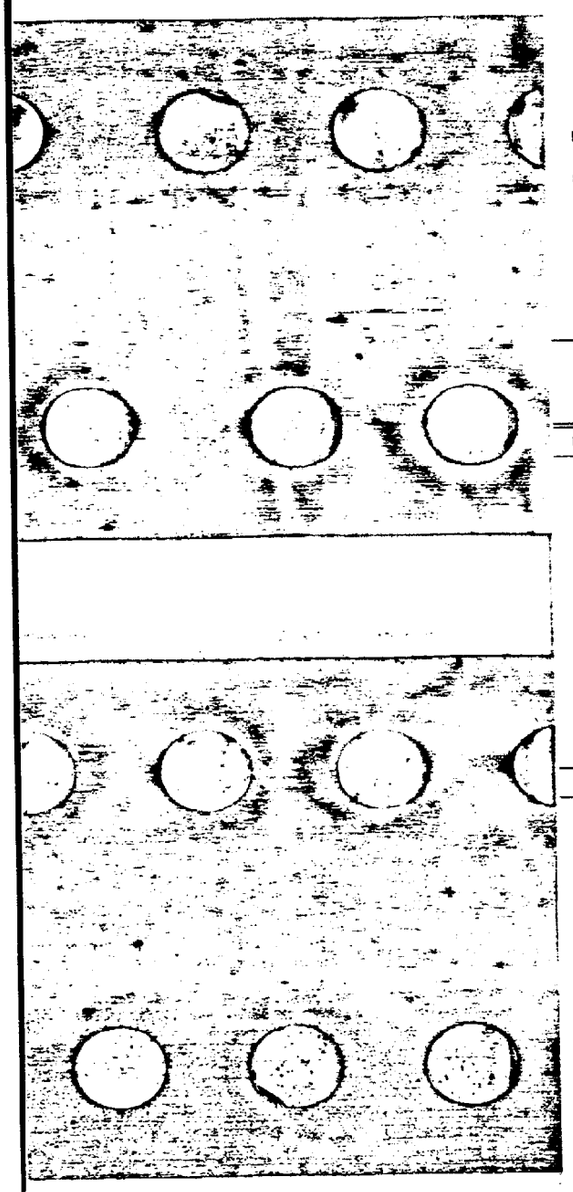
My commission expires: 11/16/93

85838

93 NOV 15 PM 1:53
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

8478 11/15 0101 03CHECK 321.65

1120.0000/tj/ch



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

RECEIVED OF _____

FOR _____

BOOK 9152 PAGE 134

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 84500.00
				CON TX 312.65
				PRFEE 1.00
				WDEED 8.00
				TOTAL 321.65
				CHECK 321.65
11/15/93	01	13:53	0001	8478

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85833
IDENTIFICATION REFERENCE

93 NOV 15 PM 1:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 722259