NAME AND ADDRESS OF NEW OWNER:
John L. Smithson, Jr. and wife,
Regina R. Smithson
P. O. Box 110989
Nashville, Tennessee 37222

THIS INSTRUMENT PREPARED BY:
George H. White, P.C.
Attorney at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

Map 148-10
Parcel 14-2
Field Bk: 5DU45976

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Marion R. Buisson, married, has this day bargained and sold and does hereby transfer and convey unto John L. Smithson, Jr. and wife, Regina R. Smithson, their heirs and assigns, forever, that certain parcel of real estate situated and located in the 5th Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Lot No. 2 according to a survey made Barry Greer, Registered Land Surveyor, dated 8/18/83 and further described as follows:
>
> Beginning at a concrete monument in the westerly margin of Apache Trail, said monument being the SE corner of Lot No. 2, herein described, and the NE corner of the property recorded as Phillips 66 Park in Book 5190, page 541, Register's Office of Davidson County, Tennessee, this being the true point of beginning; thence S 73°34" W 211.62 feet to a point, being the SW corner of Lot No. 2; thence around an arc, which has a radius of 251.45' deflection of 7°56'53", tangent of 17.54 feet, and cord bearing of N 2°25'27" W 34.99 feet, for a distance of 35.02 feet to a point; thence N 1°33' E 130.79' to a point, being the NW corner of Lot No. 2; thence N 84°13'07" E 182.02' to a point, being the NE corner of Lot No. 2; thence around a curve, which has a radius of 660.54', for a distance of 125' to the concrete monument which is the point of beginning, being .64 acres, more or less.

Being the same property conveyed to Marion R. Buisson by instrument of record in Book 3671, page 893, of the Register's Office Davidson County, Tennessee.

This conveyance is subject to all matters affecting the property contained in (a) any recorded Declaration of Protective Covenants, Conditions or Restrictions; (b) any recorded easements; (c) any limitations, building setback lines or reservations shown on any recorded plat; (d) any laws, ordinances or regulations imposed by any governmental authority; and (e) any real estate taxes for the current year which have not yet been paid and any such taxes levied in the future.

This is improved property having an address of 3917 Apache Trail, Antioch, Tennessee 37013.

DRAFTER'S DISCLAIMER: This instrument is being prepared at the request of both grantor and grantees and is based upon information supplied by them except for the description, which was copied from the deed referenced in the derivation clause.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate

and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

The undersigned covenants with the said grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same, and that it is unencumbered except by lien of the 1994 real property taxes, which taxes are being paid fully by the buyers ~~prorated between the parties herein~~, with the grantees to pay said taxes when due.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Robert T. Buisson joins in the execution of this deed for the purpose of conveying any and all rights he may have in and to the subject property by virtue of his marriage to Marion R. Buisson.

WITNESS OUR HANDS on this 28 day of June, 1994.

Marion R. Buisson

Robert T. Buisson

STATE OF GEORGIA)
ss.
COUNTY OF Gwinnett)

On this the 28th day of June, 1994, before me personally appeared Marion R. Buisson and husband, Robert T. Buisson, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing Warranty Deed, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND and official seal at office in Lawrenceville Georgia, on the 28th day of June, 1994.

Notary Public

My commission expires: 7/23/94

68544

IDENTIF. & REFERENCE

94 JUL 6 PM 3:01

FELIX J. ... REGISTER
DAVIDSON CO. TN.

MAIL ENV.

AFFIDAVIT $177,600

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is ~~$150,000.00~~, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

X

X

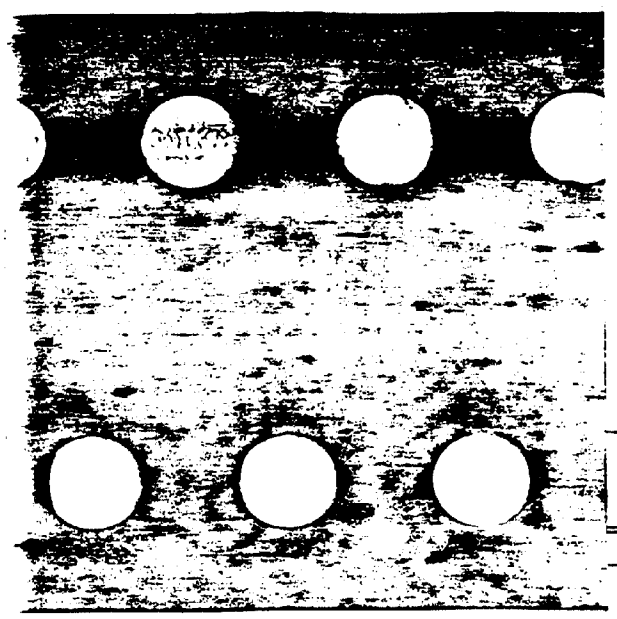
Affiant

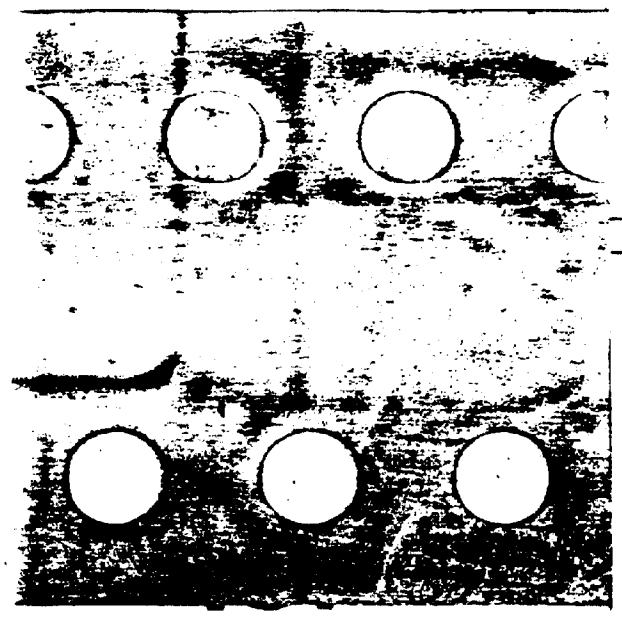
Sworn to and subscribed before me on this 28th day of June, 1994.

Notary Public

My commission expires: 7/23/94

CHECK 666.12





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

RECEIVED OF _____

FOR _____

BOOK 9400 PAGE 203

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	
				177600.00
			CON TX	657.12
			PRFEE	1.00
			WDEED	8.00
			TOTAL	666.12
			CHECK	666.12
07/06/94	01	15:01	0001	4165

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68544
IDENTIF. ← REFERENCE

94 JUL -6 PM 3:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 810808