This Instrument Was Prepared By:
Jack F. King, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

First Title & Escrow Co., Inc.
File # 12709
File Box # 38

BOOK 9433 PAGE 374

Address New Owner(s):
5704 Hearthstone Lane
Brentwood, Tennessee
37027

Send Tax Bills to:
Same

Tax Information:
Map: 160-15
Parcel: 18

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Stephen C. LaDuke, (the "Grantor")**, has this day bargained and sold, and does hereby transfer and convey to Jackson B. and Sandra C. Smith, (the "Grantee")*, their heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

* husband and wife, ** married

This is improved property located at 5704 Hearthstone Lane.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his heirs and assigns, forever.

AND Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns against the lawful claims of all persons.

The undersigned, Sherrie H. LaDuke, the wife of Stephen C. LaDuke, has joined in this conveyance for the purpose of conveying any and all marital interest she may hold in said property.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of August, 1994.

Stephen C. LaDuke

Sherrie H. LaDuke

79984
IDENTIF. ↑ REFERENCE

94 AUG 10 AM 10:55
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF Alabama)
)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen C. LaDuke, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of August, 1994.

Elizabeth A. Gartner
Notary Public

My Commission Expires: 8/28/97

STATE OF Alabama)
)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sherrie H. LaDuke, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of August, 1994.

Elizabeth A. Gartner
Notary Public

My Commission Expires: 8/28/97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $179,500.00.

Affiant

Subscribed and sworn to before me, this 4th day of August, 1994.

Notary Public

My Commission Expires: 1-22-95

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Hearthstone, Phase I, of record in Book 5200, page 218, Register's Office for said County.

Being the same property conveyed to Stephen C. LaDuke and wife, Lydia M. LaDuke of record in Book 7604, page 7, said Register's Office, and the same property conveyed to Stephen C. LaDuke from Lydia M. LaDuke by Quit Claim Deed of record in Book [illegible], page 826, said Register's Office.

EXHIBIT "B"

1. Restrictive covenants contained in instrument of record in Book 5409, page 485; Book 5479, page 422, said Register's Office.

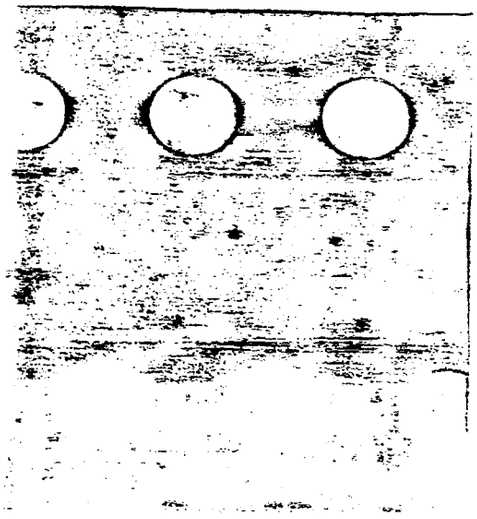
2. The Plan of Record in Book 5200, page 218, amended in Book 6001, page 331, said Register's Office, shows an Owner's Certificate, a 30-foot minimum building setback line from Hearthstone Lane, 20 feet from rear line and 7.5 feet on north side line, and an easement for public utility and drainage purposes along the rear line of said lot.

3. An easement for sewer along the southerly line as noted on plat ranging from 30 feet to 40 feet from southerly lot line.

4. All easements, restrictions and other agreements of record in said Register's Office.

6592 08/10 0101 03CHECK 685.15





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

RECEIVED OF _____

FOR _____

BOOK 9433 PAGE 379

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	179500.00
CON TX	664.15
PRFEE	1.00
WDEED	20.00
TOTAL	685.15
CHECK	685.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08.10.94 01 10:55 0001 6592

79984
IDENTIF. ↑ REFERENCE

94 AUG 10 AM 10: 55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 823071