58

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 95,108.50
+ Charles W. Tucker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF August 19 94.

Notary Public

MY COMMISSION EXPIRES: 11/30/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 212 E. Main Street, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Tucker (NAME)	Same (NAME)	MAP 147-6
4808 Shadecrest Drive (ADDRESS)	(ADDRESS)	PARCEL 58
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Leslie C. Smelser

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles W. Tucker and wife, Quxia M. Tucker

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 Being Lot No. 17 on the Plan of Battery Crest Subdivision, Section I as of record in Plat Book 2900, page 91, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leslie C. Smelser and wife, Edith Smelser (now deceased) by deed from Cenon L. Ronquillo and wife, Glenda M. Ronquillo of record in Book 6056, page 855, Register's Office for Davidson County, Tennessee, and further Quitclaimed to Leslie C. Smelser and wife, Edith Smelser to create tenants by the entirety of record in Book 8725, page 303, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Restrictive covenants contained in an instrument of record in Book 3072, page 429, Register's Office for Davidson County, Tennessee.

Plan of record in Book 2900, page 41, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Taxes for the year 1994 and subsequent years, a lien, but not yet due and payable.

Virginia Smelser joins in this conveyance to convey any and all interest she may have in subject property.

unimproved ( )
This is improved (X) property, known as 4808 Shadecrest Drive, Nashville, Tennessee 37211
(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 12th day of August 19 94

Leslie C. Smelser

Virginia W. Smelser

BOOK 9439 PAGE 344

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie C. Smelser and Virginia Smelser

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 12th day of August, 19 94.

Commission expires 11/30/97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

82144

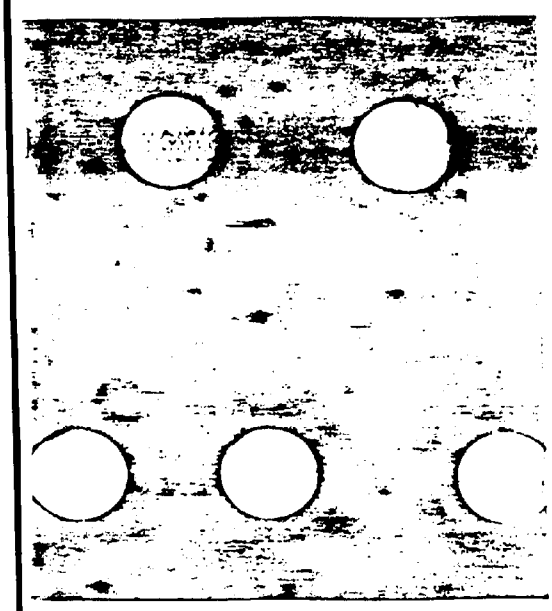
IDENTIFICATION REFERENCE

94 AUG 17 PM 4:00

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

8940 08/17 0101 03CHECK 360.91

8



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

RECEIVED OF _____

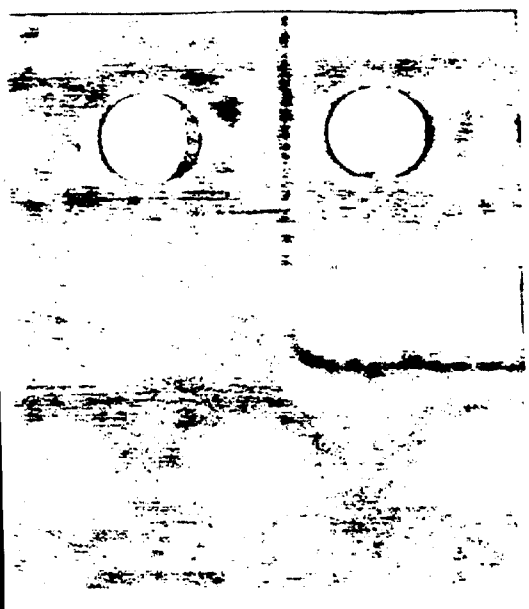
FOR _____

BOOK 9439 PAGE 345

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 95108.50



CAMT 95108.50
CON TX 351.91
PRFEE 1.00
WDEED 8.00
TOTAL 360.91
CHECK 360.91

08/17/94 01 16:02 0001 8940

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82144
IDENTIF. & REFERENCE

94 AUG 17 PM 4:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 825390