213

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[Darryl J. Moore]	Bailey Mortgage Company]	MAP and PARCEL]
[3077 Brantley Drive]	Attn: Tax Dept.]	150-2-233]
[Antioch, TN 37013]	P.O. Box 1389]	
	Jackson, MS 39215-1389]	

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Hugh L. Smith, Sr. and Olivette B. Smith, husband and wife, and Hugh L. Smith, Jr., ~~X~~married**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Darryl J. Moore, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

BEING Lot No. 173, Revised Lots 173-176 and Reserved Parcel 229, Harborgate, Section Two, as of record in Book 6200, Page 509, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Hugh L. Smith, Sr. and Hugh L. Smith, Jr. as joint tenants with right of survivorship, subject to a life estate in Olivette B. Smith and such other limitations, restrictions, and encumbrances as may affect the premises, by quitclaim deed from Larry R. Williams, Trustee, of record in Book 8318, Page 698, Register's Office, Davidson County, Tennessee. See also warranty deed to Hugh L. Smith, Sr. of record in Book 7739, Page 892, said Register's Office.

This is property with a common address of 3077 Brantley Drive, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes remaining in escrow and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 6200, Page 509, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 6366, Page 494, said Register's office; 4) Deed of Trust executed by Gary W. McNary and wife, Mary Margaret McNary to R. Conner McAllister, Trustee of record in Book 7456, Page 189, dated January 19, 1988 and secured to Bailey Mortgage Company in the principal amount of $110,000.00.
It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee(s) of an indebtedness secured by deed of trust of record in Book 7456, page 189, said Register's office.

Grantor, Hugh L. Smith, Jr., warrants that he has never lived in the property herein conveyed as a married person.

HLSr. HLSr. HLSr. HLSr.

[STATE OF TENNESSEE]
[COUNTY OF Davidson]
[The actual consideration or value, whichever is greater for this]
[transfer is $127,000.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 31st day of August, 1994.]
[ ]
[My Commission Expires: 5/23/98] Notary Public]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **31st** day of **August, 1994**.

X Hugh L. Smith Sr.
Hugh L. Smith, Sr.

X Olivette B. Smith
Olivette B. Smith

X Hugh L. Smith Jr.
Hugh L. Smith, Jr.

By: Hugh L. Smith Sr.
Hugh L. Smith, Sr. his Atty in Fact
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Hugh L. Smith, Sr. and Olivette B. Smith, husband and wife**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they ~~executed~~ the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **31st** day of **August, 1994.**

Notary Public
My Commission Expires: 5/23/98

89376
IDENTIF. & REFERENCE
94 SEP -9 AM 10:11
FELIX Z. [illegible]
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

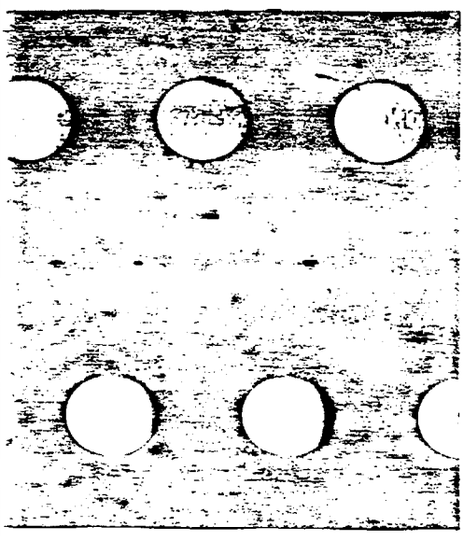
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Hugh L Smith, Sr.**, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of **Hugh L. Smith, Jr.**, and is authorized by **Hugh L. Smith, Jr.** to execute this instrument on his/her behalf., by virtue of a Limited Power of Attorney recorded simultaneously herewith.

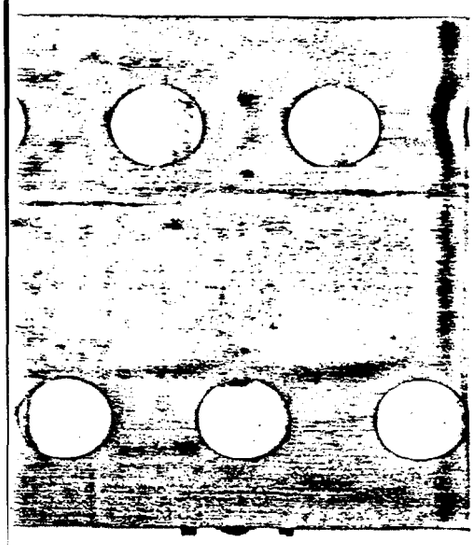
Witness my hand and official seal at **Nashville,**, Tennessee, this **31st** day of **August, 1994.**

Notary Public
My Commission Expires: 5/23/98

5780 09/09 0101 03CHECK 478.00

File No. 9408-314





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

RECEIVED OF _____

FOR _____

BOOK 9460 PAGE 663

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	
				127000.00
			CON TX	469.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	478.90
			CHECK	478.90
09/09/94	01		10:16 0001	6780

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89376
IDENTIF. # REFERENCE

94 SEP -9 AM 10: 18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 833131