BK453

BOOK 9465 PAGE 324

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 19 94

Notary Public

MY COMMISSION EXPIRES: 10/28/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES E. SMITH (NAME)	SAME (NAME)	MAP 52-06
712 NEELY'S BEND ROAD (ADDRESS)	(ADDRESS)	PARCEL
MADISON, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	112

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, BETTY NIXON, now being BETTY NIXON GLAESER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. SMITH AND WIFE, CAROLE F. SMITH

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:

A certain tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 2 on the plan of Christian Acres of record in Book 5200, page 92, Register's Office for said County, described as follows: BEGINNING at a monument on the southerly margin of Neely's Bend Road; said monument being North 76 deg. 00' West 338.0 feet from the original northeast corner of the 29.41 acre tract conveyed to Metropolitan Baptist Church of Nashville, Inc., by deed of record in Book 5243, page 348, said Register's Office; thence South 10 degrees 50' West 350.0 feet to a monument; thence North 79 degrees 10' West 241.0 feet to a monument; thence North 10 degrees 50' East 330.0 feet to a monument; thence North 79 degrees 10' West 45 feet to a monument; thence North 10 degrees 50' East 20 feet to a monument in the southerly margin of Neely's Bend Road; thence with the margin of said Road South 79 degrees 10' East 286.00 feet to the point of beginning, containing 1.95 acres, more or less.

Being the same property conveyed to Don Nixon and wife, Betty Nixon by deed of record in Book 5501, page 173, and by deed of correction of record in Book 8196, page 256, Register's Office for Davidson County, Tennessee; the said Don Nixon having since died, the property vests in Betty Nixon, as surviving tenant by the entirety. The said Betty Nixon now being Betty Nixon Glaeser.

This is not the principal residence of the Grantor.

unimproved ( )
This is improved (X) property, known as 712 NEELY'S BEND ROAD, MADISON, TN 37115
(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 31st day of August 19 94

Betty Nixon Glaeser
BETTY NIXON GLAESER

First Data Systems, Inc.

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9465 PAGE 325

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BETTY NIXON GLAESER

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 31st day of August, 19 94

Commission expires 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

91022

IDENTIF. ↑ REFERENCE

94 SEP 15 AM 8:46

FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

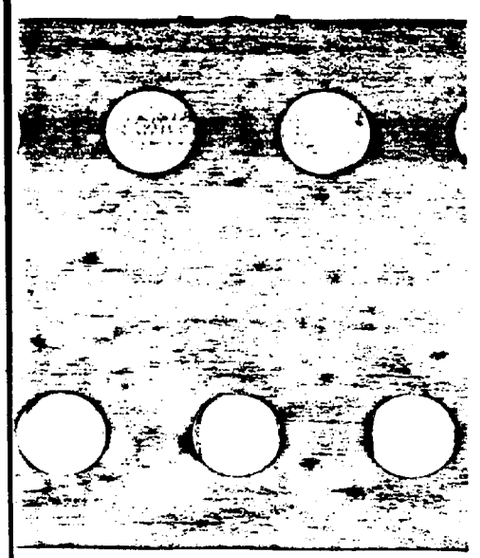
3560 09/15 0101 03CHECK 841.50

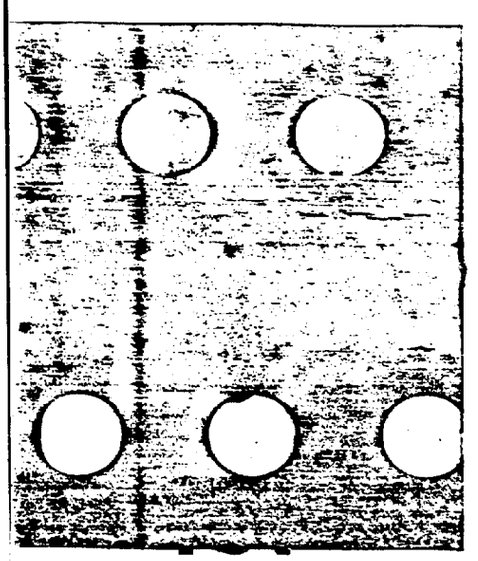
WARRANTY DEED

FROM

TO

RETURN TO:





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

RECEIVED OF _____

FOR _____

BOOK 9465 PAGE 326

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
225000.00
CON TX 832.50
PRFEE 1.00
WDEED 8.00
TOTAL 841.50
CHECK 841.50

09/15/94 01 08:45 0001 8560

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91022
IDENTIF. ↑ REFERENCE

94 SEP 15 AM 8:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 834887