This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
1281-G N. Mt. Juliet Road
Mt. Juliet, TN 37122
(615) 754-9151

BOOK 9494 PG 665

ADDRESS NEW OWNER:
Catherine Lynne Larson
6155 Regency Oaks Drive
San Jose, CA 95129

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 062-090
PARCEL 65 & 66

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Mary Elizabeth Smith McCuiston and C.M. Smith, being the Heirs at Law of Mary Chamberlain Bucy, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Catherine Lynne Larson, 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, Tennessee, being Lots Nos. 26 and 27 on the Plan of Riverview Subdivision, as of record in Book 547, Pages 94 and 95, Register's Office for said County, and revised and corrected by an unrecorded subdivision, described as follows:
>
> BEGINNING at a point in the westerly margin of Riverview Avenue, at the corner of Lots 25 and 26; thence with the line between said lots, westerly 188.4 feet to the low water mark of the Cumberland River, as established on said unrecorded plan; thence with said River, northerly 99.8 feet to a point at the corner of Lots 27 and 28; thence with the line between said lots, easterly 177.2 feet to a point in the westerly margin of Riverview Avenue; thence with the margin of said Avenue, southerly 100 feet to the point of beginning.
>
> Being the same property conveyed to Mary Chamberlain Bucy , by deed from A. J. Linx of record in Book 3430, Page 274, Register's Office for Davidson County, Tennessee. The said Mary Chamberlain Bucy having since been deceased and said property having been conveyed to Mary Elizabeth Smith McCuiston and C. M. Smith by Will of record with the Probate Court for Davidson County, Tennessee, as Document No. 99698.
>
> This is the same description as in previous deed of record.

This conveyance is subject to an easement granted U.S.A. by A. J. Linx by instrument of record in Book 2196, Page 28, in connection with the Cheatham Lock & Dam project on Cumberland River, being known as Parcel 1613-E.

C. M. Smith and Charles McEwen Smith is one and the same person.

This is unimproved property known as 2301 Pennington Bend Road, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Catherine Lynne Larson, their heirs and assigns, forever; and we, Mary Elizabeth Smith McCuiston and C.M. Smith, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 13th day of October, 1994.

Mary Elizabeth Smith McCuiston
Mary Elizabeth Smith McCuiston

C.M. Smith
C.M. Smith

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary Elizabeth Smith McCuiston and C.M. Smith, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, TN, this the 13th day of October, 1994.

Louise H. Tyree
NOTARY PUBLIC

LOUISE H. TYREE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 4/25/98

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual value or consideration, whichever is greater, for this transfer is $ 80,000.00.

Rita B. Mitchell
AFFIANT

Subscribed and sworn to before me this 13th day of October, 1994.

Louise H. Tyree
NOTARY PUBLIC
My Commission Expires: 4/25/98

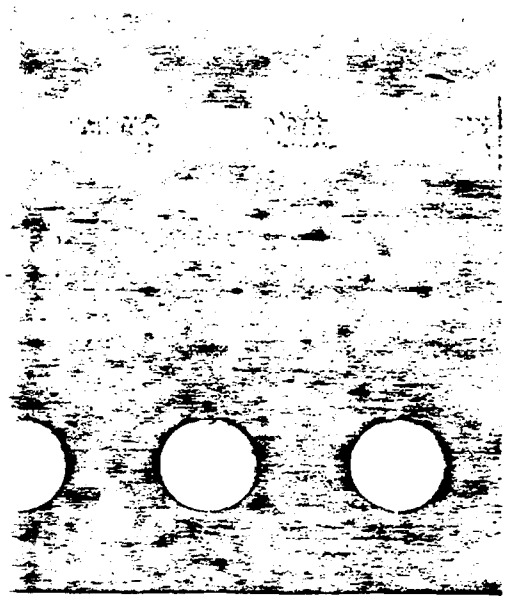
LOUISE H. TYREE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

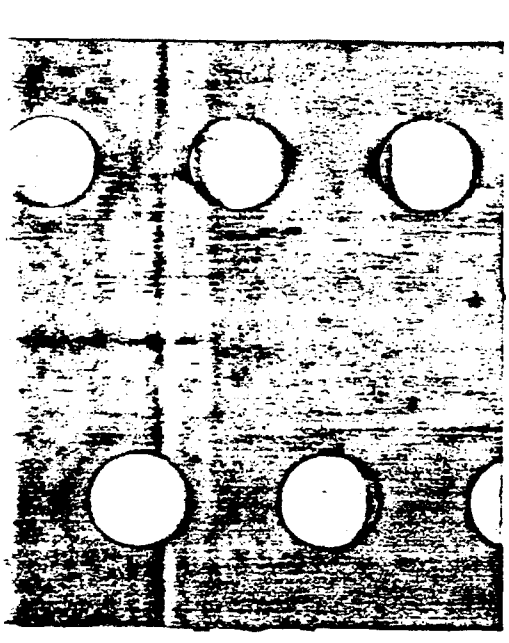
00375
IDENTIF. → REFERENCE

94 OCT 17 AM 10:56
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

8679 10/17 0101 03CHECK 305.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9494 PG 667

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	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	8.00
TOTAL	305.00
CHECK	305.00

10/17/94 01 10:55 0001 8679

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00375
IDENTIF. ↑ REFERENCE

94 OCT 17 AM 10:56

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 844874