07430

IDENTIF. ↑ REFERENCE

Paid

THIS INSTRUMENT PREPARED BY:
SHELTON HATCHER, ATTORNEY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
TN SUPREME COURT NO. 2657

94 NOV -9 AM 9:44

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

OUR FILE NUMBER: R-3974

MAP/GROUP/PARCEL
061-06-0/073.01

BOOK 9515PG821

NEW OWNER'S NAME AND ADDRESS:
GROVER C. SMITH,II & SAMANTHA S. SMITH
4103 HUTSON AVENUE
NASHVILLE, TN 37216

2365 11/09 0101 03CHECK 231.00

SEND TAX BILLS TO:
SOUTHEASTERN MORTGAGE OF TENNESSEE
565 MARRIOTT DRIVE
SUITE 250
NASHVILLE, TN 37214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we, Teddy Wayne Poss and wife, Mary Etta Poss, hereinafter called Grantors, do hereby transfer and convey unto Grover C. Smith, II and wife, Samantha S. Smith, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots 198, 199, 200 and 201 of the Maplewood Heights 2nd Addition, of record in Book 3500, page 12, Register's Office for said County, described as follows:

Said Lot No. 1 fronts 80 feet on the easterly side of Hutson Avenue and extends back between parallel lines 250 feet to a dead line.

BEING the same property conveyed to grantors herein by deed of record in Book 7196, Page 889, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Teddy Wayne Poss

Mary Etta Poss

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Teddy Wayne Poss and wife, Mary Etta Poss, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 11th day of October, 1994.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

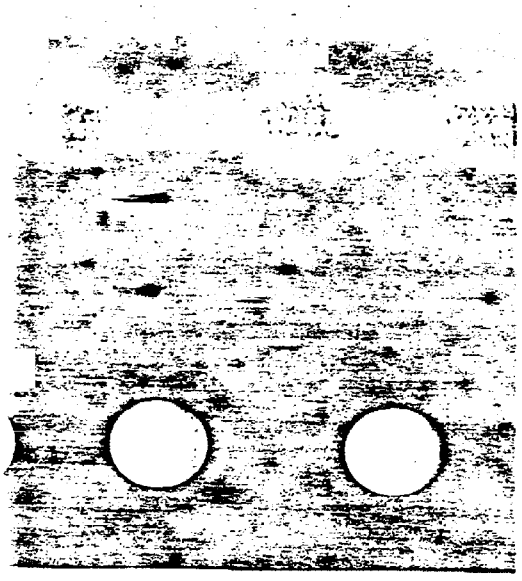
The actual consideration or value whichever is greater for this transfer is $60,000.00.

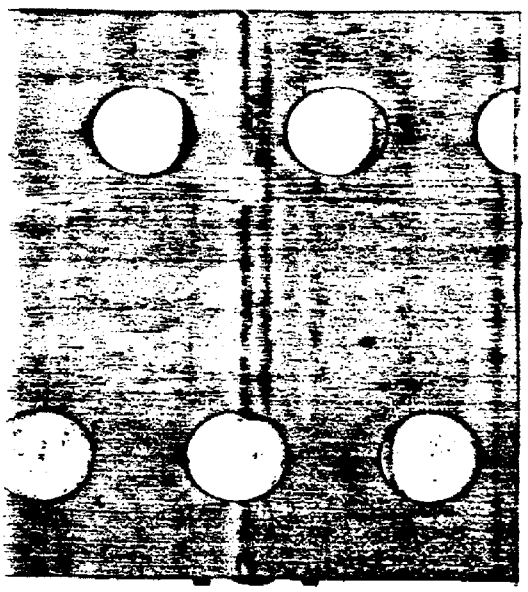
AFFIANT

Sworn to and subscribed before me, this the 11th day of October, 1994.

NOTARY PUBLIC

My Commission Expires:
2-3-98





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9515 PG 823

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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00

11/09/94 01 10:43 0001 2365

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07430
IDENTIF. ↑ REFERENCE

94 NOV -9 AM 9:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 852471