SUB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9548PG175

ADDRESS NEW OWNER:
Angelo C. Colombo
817 Heritage Circle
Madison, Tennessee 37115

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 41-7
GROUP A
PARCEL 42

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Michael J. Smith and wife, Jean G. Smith, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Angelo C. Colombo, hereinafter called the Grantee, his 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 Lot No. 206 on the Plan of revised Phase Two, Heritage Square, of record in Book 5200, page 378, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Michael J. Smith and wife, Jean G. Smith by deed from Fox Ridge Homes, Inc., as of record in Book 6006, page 146, Register's Office for Davidson County, Tennessee.

This is improved property known as 817 Heritage Circle, Madison, TN 37115.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1994 property taxes which have been paid.
2. Restrictive Covenants contained in an instrument of record in Book 5752, page 884, Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of record in Book 5200, page 378, in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Angelo C. Colombo, his heirs and assigns, forever; and we, Michael J. Smith and wife, Jean G. Smith, do covenant with the said Grantee 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 Grantee, his 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.

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Witness our hands this the 15th day of December, 1994.

Michael J. Smith By: Jean G. Smith A.I.F.
Michael J. Smith By: Jean G. Smith
Attorney-In-Fact

Jean G. Smith
Jean G. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jean G. Smith, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of December, 1994.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires: 07/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean G. Smith, 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 on behalf of Michael J. Smith as his Attorney-In-Fact, as the free act and deed of the within named Michael J. Smith. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of December, 1994.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires: 07/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Angela C Coleman
AFFIANT

Subscribed and sworn to before me
this 15th day of December, 1994.

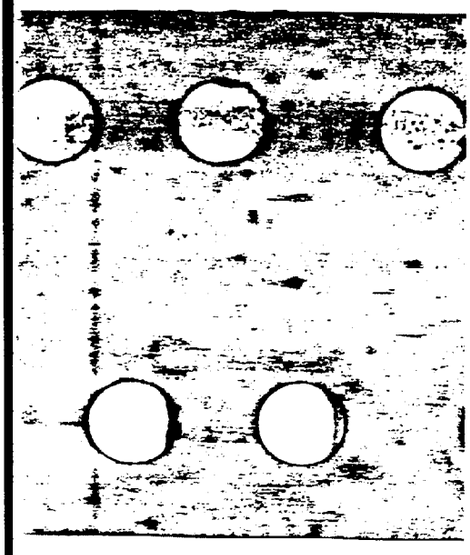
June E. Atkinson
NOTARY PUBLIC
My Commission Expires: 07/27/96

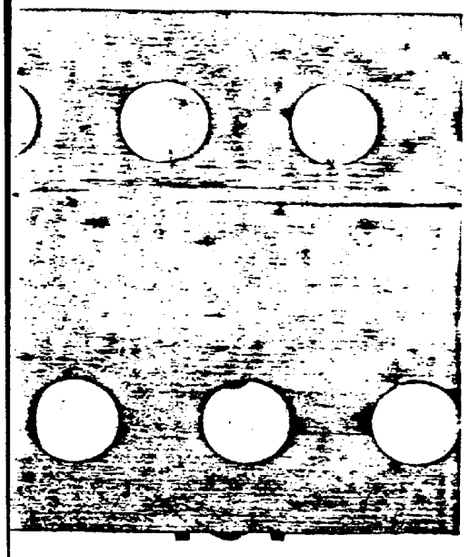
17925

IDENTIF. ↑ REFERENCE

DEC 16 PM 1 0 DAVIDSON COUNTY REGISTER

3872 12/15 0101 03CHECK 231





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

RECEIVED OF _____

FOR _____

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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
			12/16/94 01	14:11 0001 3872

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17925
IDENTIF. # REFERENCE

94 DEC 16 PM 2:10
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 863821