BOOK 9586PG152 Bx 58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

Haywood M. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF January 19 95

Notary Public

MY COMMISSION EXPIRES: January 25, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marian J. Smith	Haywood M. Smith, Attorney in Fact	MAP 61-7
(NAME)	(NAME)	
992 Gwynn Drive	992 Gwynn Drive	PARCEL 163
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, William R. Wyatt, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marian J. Smith and Haywood M. Smith, as tenants in common with rights of survivorship

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 Lot No. 15 of Block "B" on the Plan of Broadmoor, as of record in Book 547, pages 161 and 162, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the southerly margin of Gwynn Drive and runs back between parallel lines of 150 feet to a dead line.

Being the same property conveyed to William R. Wyatt, a single person, by deed from Thomas Z. Lummis and Carolyn J. Lummis, of record in Book 8417, page 101, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1995 taxes, prorated and assumed by the Grantee(s) the day of closing; all matters as shown on the plan of record in Book 547, pages 161 & 162; easements of record in Book 4139, page 330 and Book 5727, page 37, said Register's Office, and any and all restrictive covenants.

30618

IDENTIF. & REFERENCE

95 FEB -2 AM 10:

REGISTER
DAVIDSON COUNTY, TN.

This is improved (X) unimproved ( ) property, known as 992 Gwynn Drive, Nashville, TN 37216
(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 January 19 95

William R. Wyatt

William R. Wyatt

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 William R. Wyatt, a single person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, _____. Tennessee, this 31st day of January 19 95.

Commission expires January 25, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

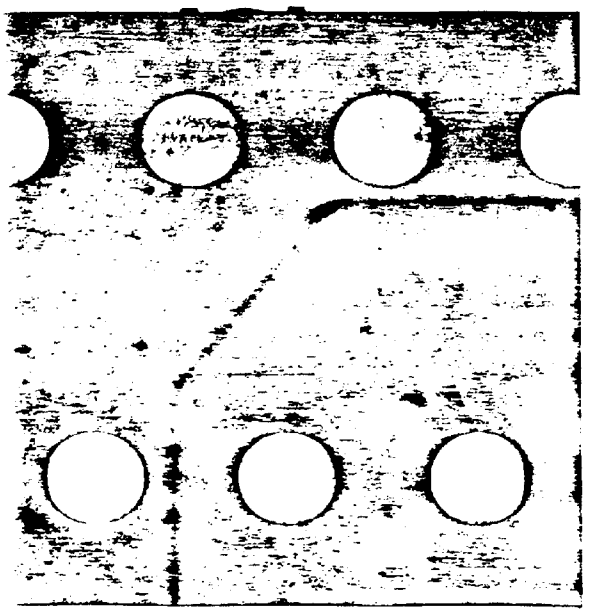
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

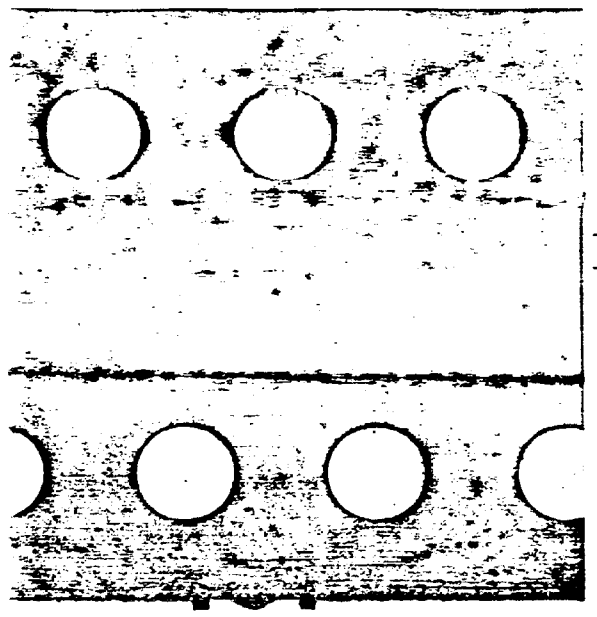
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

7896 02/02 0101 03CHECK 242.10





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9586 PG 154

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 63000.00
CON TX 233.10
PRFEE 1.00
WDEED 8.00
TOTAL 242.10
CHECK 242.10
02/02/95 01 10:17 0001 7896

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30618
IDENTIF. # REFERENCE

95 FEB -2 AM 10 16

FELIX Z. WILSON, II
DAVIDSON COUNTY REGISTER

No. 877651