45228

IDENTIF. ↑ REFERENCE

Mail

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

95 MAR 27 AM 8:40

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

OUR FILE NUMBER: R-4194

MAP/GROUP/PARCEL
44 11 134

MAIL ENV.

NEW OWNER'S NAME AND ADDRESS:
Braxton S. Smith
605 Lawrence Street
Old Hickory, Tennessee 37138

BOOK 9627 PG 573

SEND TAX BILLS TO:
Community Mortgage Corporation
142 Timber Creek Drive
Cordova, Tennessee 38018

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, Myrtle S. Woosley, unmarried, hereinafter called Grantor, do hereby transfer and convey unto Braxton S. Smith, married, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 73, Section "A", village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

BEING the same property conveyed to grantor herein by deed of record in Book 1975, Page 584, Register's Office for Davidson County, Tennessee. Fred C. Woosley is deceased and at the time of his death he was married to the said Myrtle S. Woosley. The estate of Fred C. Woosley is a non-taxable estate.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that she is 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 of record in Book 1975, Page 584, RODC, and easements of record, including the aforementioned plat and an ingress/egress easement as described in Deed Book 1975, Page 584, RODC.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Myrtle S. Woosley
By Kenneth J Woosley
Myrtle S. Woosley by Kenneth Woosley, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Kenneth Woosley, with whom I am personally acquainted, and made oath he is the Attorney in Fact for Myrtle S. Woosley, as evidenced by an instrument recorded simultaneously herewith, and that he, as such Attorney in Fact for Myrtle S. Woosley, and with full power and authority so to do, executed the foregoing instrument as his free act and deed and for the purposes therein contained. Kenneth Woosley makes oath that the Durable Power of Attorney has not been revoked and that at the time of execution, he knows that Myrtle S. Woosley is alive and well.

DONE at offices in Hendersonville, TN, on this the 20th day of March, 1995.

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 $62,000.00.

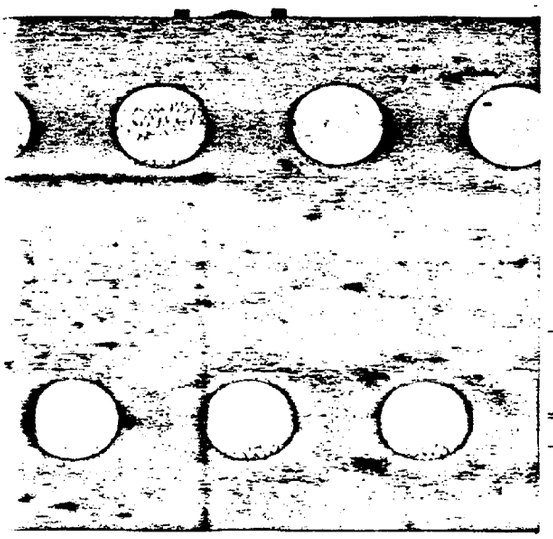
AFFIANT

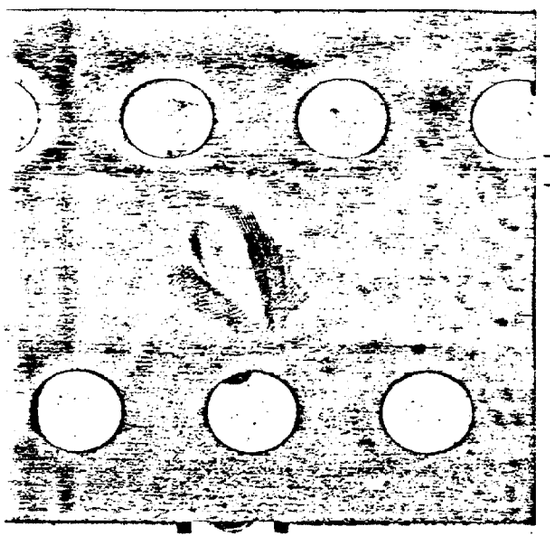
Sworn to and subscribed before me, this the 20th day of March, 1995.

NOTARY PUBLIC

My Commission Expires:
2-3-98

3888 03/27 0101 03CHECK 238.40





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

RECEIVED OF _____

FOR _____

BOOK 9627 PG 575

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	62000.00
CON TX	229.40
PRFEE	1.00
WDEED	8.00
TOTAL	238.40
CHECK	238.40

03/27/95 01 08:41 0001 3888

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45228
IDENTIF. ← REFERENCE

95 MAR 27 AM 8:40
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 893445