BK/ 9641PG742

This Instrument Prepared By:

JOE M. LAMBERT, JR.
Second Floor
First Union Bank Building
P.O. Box 306
Shelbyville, TN 37160
(615) 684-9600

Information contained in this deed provided by the parties.

This property is identified on the Tax Assessor's records as Map _____, Parcel _____

New Property Owners:

LINN WARD-SMITH STRINGFELLOW
1130 Brookwood Lane
Nashville, Tn 37220

Tax Responsibility:
LINN WARD-SMITH STRINGFELLOW
1031 Balmoral Drive
Nashville, TN 37220-

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **KENNETH WARD-SMITH, JR.** and **LINN WARD-SMITH STRINGFELLOW,** individually and as Co-Executors of the estate of KENNETH WARD-SMTIH, have this day bargained and sold and do, by these presents, sell, transfer, and convey unto **LINN WARD-SMITH STRINGFELLOW,** her heirs and assigns, a certain tract or parcel of land, lying and being in Davidson County, Tennessee, being part of tract one on the plan of Lealand Manor, fifth addition, block "B", not of record, as shown on survey by M. F. Himes, surveyor, dated August 11, 1953, and being Lot No. 4 on the plan of the J. L. Perry subdivision of said block, as of record in Book 2133, page 126, of the register's Office for Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Beginning in the southerly margin of Balmoral Drive at the northwest corner of Lot No. 5 as shown on said plan of the J. L. Perry subdivision; thence southeasterly with the line between lots No. 4 and No. 5, 302.4 feet to a monument in the southerly line of the property conveyed to Jesse L. Perry, Jr., by deed from F. N. McNeil, Jr., etc., of record in Book 2197, Page 584, said Register's Office, the common corner of said corner of said lots No. 4 and No. 5; thence south 40° 49 minutes west 237.6 feet to the southeast corner of Lot No. 3 on said plan; thence northwesterly with the line between said Lots No.3 and No. 4, 352 feet to the southerly margin of Balmoral Drive, the northeast corner of said Lot No. 3; thence with the southerly margin of said drive in an easterly direction 306.66 feet to the beginning.
>
> Being part of the property conveyed to Jesse L. Perry, Jr. by deed from F. N. McNeil, Jr., executor and trustee under the will of Laura Lea Robertson, deceased, of record in Book 2197, page 584, in said register's office.

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Being the same property conveyed to Kenneth Ward-Smith Et Ux. by deed of record in book 2337, page 154, RODC, Tennessee.

BY WAY OF RECITAL: Kenneth Ward-Smith, owner of the above described property, died on June 21, 1994, with the bequest, contained in the above referenced Last Will and Testament, that his estate be distributed 1/3 to his son Kenneth Ward-Smith, Jr. and 2/3 to his daughter Linn Ward-Smith Stringfellow, his sole surviving heirs, who were jointly appointed by the Probate Court of Davidson County on June 22, 1994 co-executors of said estate. This conveyance is subject to any and all existing easements and restrictions.

TO HAVE AND TO HOLD said tract or parcel of land, together with all improvements thereon, and all appurtenances thereunto belonging, unto the said **LINN WARD-SMITH STRINGFELLOW**, her heirs and assigns, forever.

GRANTORS COVENANT that they are lawfully seized and possessed of said real estate; that they have a good and legal right to sell and convey the same; and that it is free and unencumbered except for restrictions of record, if any.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate unto the said **LINN WARD-SMITH STRINGFELLOW**, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

GRANTEE shall assume all 1995 property taxes and all property taxes due and payable thereafter.

GRANTEE shall have possession upon execution of this instrument.

WITNESS my signature, this 6TH day of April, 1995.

KENNETH WARD-SMITH, JR.
Co-executor of the Estate of
Kenneth Ward-Smith

LINN WARD-SMITH STRINGFELLOW
Co-executor of the Estate of
Kenneth Ward-Smith

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said State and County, KENNETH WARD-SMITH, JR., and LINN WARD-SMITH STRINGFELLOW, the within named bargainors with whom I am personally acquainted, and who acknowledged before me that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal this the 6th day of April, 1995.

Beth H. Neal
NOTARY PUBLIC

BETH H. NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires:

Sept 27 1997

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $ 163,000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

Subscribed and sworn to before me this the 6th day of April, 1995.

Beth H. Neal
NOTARY PUBLIC

BETH H. NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,330.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April 1995.

Deputy Register

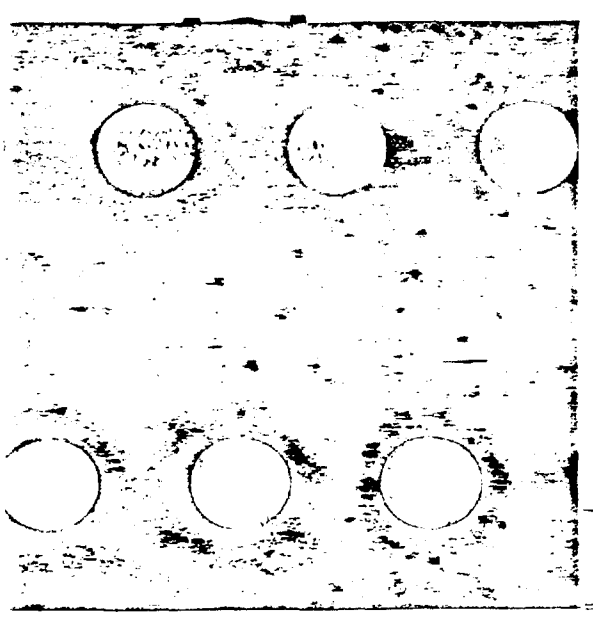
PICK-UP

50229

IDENTIFICATION REFERENCE

95 APR 10 AM 11:17

7370 04/10 0101 03CHECK 342.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

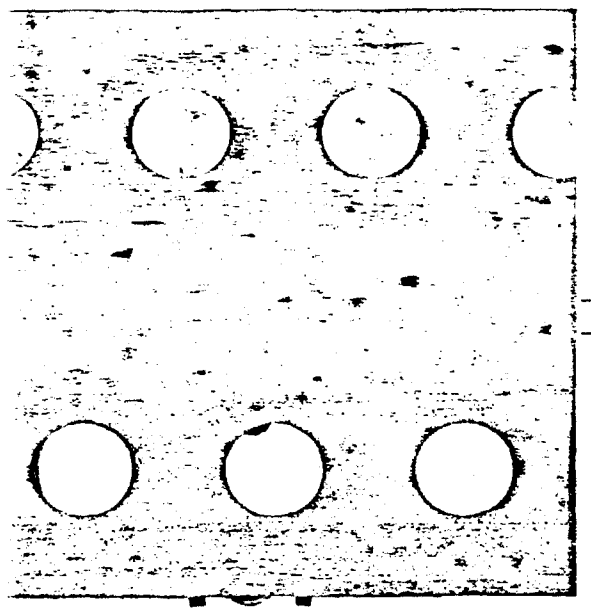
RECEIVED OF _____

FOR _____

BOOK 9641 PG 745

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 89333.00
CON TX 329.30
PRFEE 1.00
WDEED 12.00
TOTAL 342.30
CHECK 342.30

04/10/95 01 11:47 0001 9370

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50229
IDENTIF. & REFERENCE

RECEIVED 10 AM 11:47
COUNTER

No. 898873