[redacted] RETURN TO
[illegible]
30 BURTON [illegible]
NASH[illegible]

BK 9641 PG 795

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

~~FILE IN BOX #33B~~
MAP 157-8A
PARCEL 14

FILE BOX 61

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Amy B. Smith
Affiant

SUSAN CALVERT-ROSENBERGER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Subscribed and sworn to before me this the 7th day of April, 1995.

My Commission Expires: 3/23/94

Susan Calvert-Rosenberger
Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:
LEN D. SMITH and wife, AMY B. SMITH	SAME
(Name)	(Name)
9362 Smithson Lane	
(Street Address)	(Street Address)
Brentwood, TN 37027	

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **SALLIE TALLEY AS TRUSTEE FOR JASON A. TALLEY AND C. READ TALLEY, UNDER IRREVOCABLE TRUST AGREEMENT ENTERED DECEMBER 30, 1988, AND AMENDED SEPTEMBER 30, 1989, BETWEEN GEORGE T. HICKS AND WIFE, SALLIE R. HICKS AND SALLIE TALLEY, TRUSTEE, WITH FULL POWER UNDER THE TRUST TO SELL, CONVEY, LEASE, OR MORTGAGE WITHOUT THE JOINDER OF ANY BENEFICIARY THE PROPERTY DESCRIBED BELOW, AND SALLIE TALLEY, INDIVIDUALLY,** hereinafter called the "Grantor(s)", has bargained and sold, and by these presents does transfer and convey unto **LEN SMITH and wife, AMY B. SMITH,** hereinafter called the "Grantee(s)", **their** heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of 3rd Revision of Middleton, a Residential Planned Unit Development, as shown on plat of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Sallie Talley as Trustee for Jason A. Talley and C. Real Talley, under Irrevocable Trust Agreement entered December 30, 1988, and amended September 30, 1989, between George T. Hicks and wife, Sallie R. Hicks and Sallie Talley, Trustee, with full power under the Trust to sell, convey, lease or mortgage without the joinder of any beneficiary, by Quitclaim Deed from George T. Hicks and Sallie R. Hicks of record in Book 8177, page 344, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

[redacted]

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", their heirs and assigns forever; and "Grantor(s)" does covenant with the said "Grantee(s)" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and "Grantor(s)" does further covenant and bind herself, her heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor(s)" has caused its name to be affixed hereto on this 7th day of April, 1995.

Sallie Talley, Trustee
SALLIE TALLEY, TRUSTEE
FOR JASON A. TALLEY AND
C. READ TALLEY

Sallie Talley
SALLIE TALLEY, Individually

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 SALLIE TALLEY, TRUSTEE 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of April, 1995.

Susan Calvert Rosenberger
NOTARY PUBLIC

My Commission Expires: 3/23/96

SUSAN CALVERT-ROSENBERGER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 SALLIE TALLEY, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of April, 1995.

Susan Calvert Rosenberger
NOTARY PUBLIC

My Commission Expires: 3/23/96

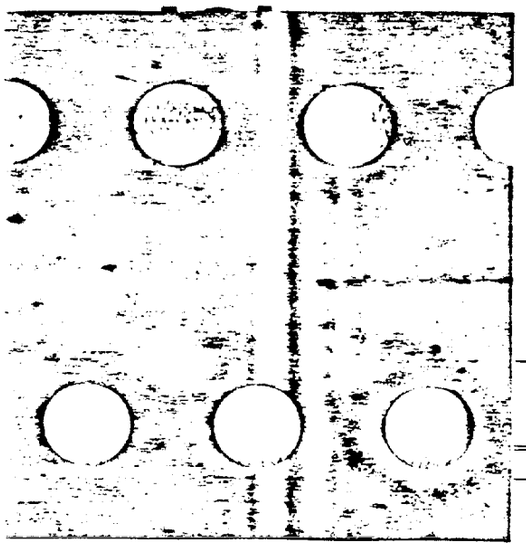
SUSAN CALVERT-ROSENBERGER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

50249

IDENTIFICATION

94 APR 07 PM 2:10 0101 03CHECK 360.50

L&ASMITH.wd



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

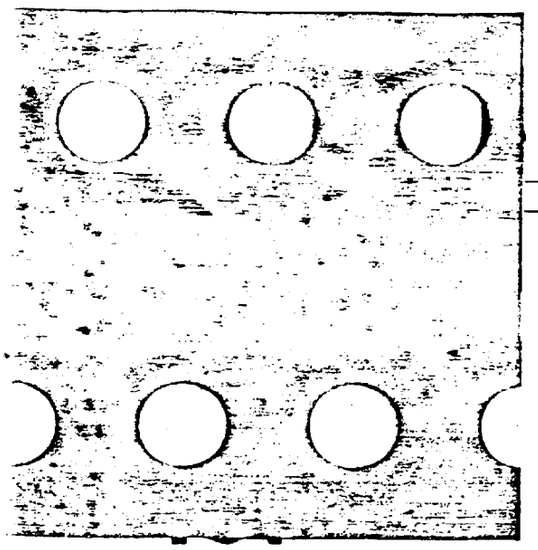
RECEIVED OF _____

FOR _____

BOOK 9641 PG. 797

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5021.9

IDENTIF. & REFERENCE

95 APR 10 PM 12:41

DAVIDSON CO. TN.

CAMT	95000.00
CON TX	351.50
PRFEE	1.00
WDEED	8.00
TOTAL	360.50
CHECK	360.50

04/10/95 01 12:41 0001 9412

No. 898914