55974

IDENTIFICATION REFERENCE

BOOK 9658 PG 79

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

95 APR 28 PM 3:10

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

File Box 36
#13404

WARRANTY DEED

Name and Address of New Owner:
Cassandra D. Tynes
1711 18th Avenue Unit B-4
Nashville, TN 37212

Send Tax Bills To:
Boatmen's National Mortgage, Inc.
4041 Knight Arnold Road
Memphis, TN 38118
Loan # 690787

Street Address of Subject Property:	**Map-Parcel No:**
1711 18th Avenue, Unit B-4 **Nashville, TN 37212**	**104-8-G-8CO**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Richard M. Smith and wife, Josephine B. Smith,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Cassandra D. Tynes, a single person** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> **Being Unit B-4 Arlington Court Condominium, of record in Book 6806, Page 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**
>
> **Being the same property conveyed to Richard M. Smith by deed from John Christopher Groce and wife, Lisa Branham Groce of record in Book 7212, Page 524, Register's Office for Davidson County, Tennessee. The said Richard M. Smith having since married to Josephine B. Smith, and she hereby joins in the conveyance, to convey any and all right, title and interest**

in and to the above described property by virtue of marriage to Richard M. Smith. BOOK 9658 PG 80

Attorney in fact for the said Josephine B. Smith by Power of Attorney appointing Richard M. Smith, being recorded simultaneously herewith.

The conveyance of the above described parcel of land is subject to the following:

Master Deed and By-Laws of record in Book 6806, Page 22, Book 6806, Page 50, and all matters as shown on the plan of record in Book 6806, Page 65, 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 GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that it 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hand this 26th day of April, 1995.

Richard M. Smith

Josephine B. Smith
By: Richard M. Smith,
Attorney in Fact

STATE OF TENNESSEE)

BOOK 9658 PG 81

COUNTY OF DAVIDSON)

On this 26th day of April 1995, before me personally appeared Richard M. Smith, to me known or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained and who executed the foregoing instrument in behalf of Josephine B. Smith and Richard M. Smith and acknowledged that they executed the same as their free act and deed. WITNESS my hand and seal at Nashville, Tennessee, this the 26th day of April 1995.

Notary Public

My commission expires:

7-26-97

STATE OF TENNESSEE]

]

COUNTY OF DAVIDSON]

5724 04/28 0101 03CHECK 242.40

The actual consideration or value whichever is greater, for this transfer is $ 62,000.00.

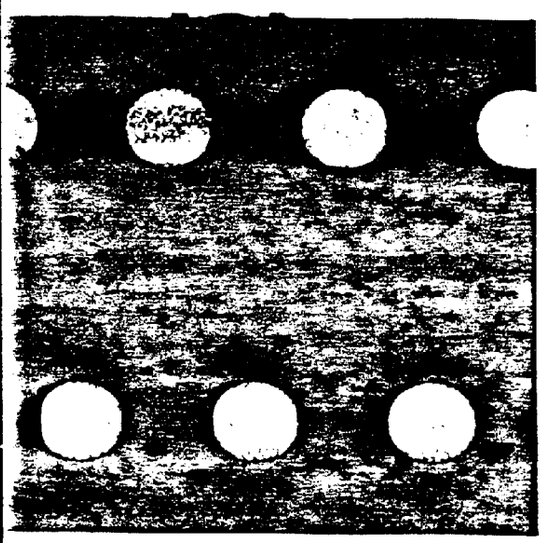
Affiant

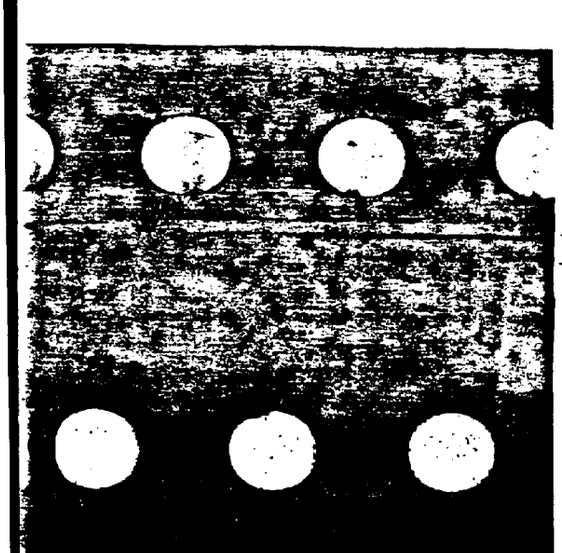
EDWARD D. TYNES

Subscribed and sworn to before me, this the 26th day of April, 1995.

NOTARY PUBLIC

My commission expires: 7/26/97





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

RECEIVED OF _____

FOR _____

BOOK 9658 PG 82

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
CDN TX 229.40
PRFEE 1.00
MTGTX 12.00
TOTAL 242.40
CHECK 242.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/28/95 01 15:10 0001 5724

55974
IDENTIF. ↑ REFERENCE

95 APR 28 PM 3:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 905161