50B

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9659 PG 409

ADDRESS NEW OWNER:
Randolph William Smith
1513 Gasser Drive
Antioch, Tennessee 37013

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 148-03
GROUP
PARCEL 81

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Charles Albert Sellars and wife, Karen R. Sellars, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Randolph William Smith, an unmarried person, hereinafter called the Grantee, his 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. 522 on the Plan of Cherokee Hills, Section 5, as of record in Book 3500, page 142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Charles Albert Sellars and wife, Karen R. Sellars by deed from Derwood D. Duncan and wife, Anna Mae Duncan, as of record in Book 4687, page 574, Register's Office for Davidson County, Tennessee.

This is improved property known as 1513 Gasser Drive, Antioch, TN 37013.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to Davidson County 1995 property taxes and subsequent years thereafter.
2. Restrictive covenants contained in an instrument of record in Book 3882, page 852, Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the plan of record in Book 3500, page 142, in 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 Randolph William Smith,an unmarried person, his heirs and assigns, forever; and we, Charles Albert Sellars and wife, Karen R. Sellars, do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9659 PG 410

Witness our hands this the 27th day of April, 1995.

Charles Albert Sellars
Charles Albert Sellars

Karen R. Sellars
Karen R. Sellars

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles Albert Sellars and wife, Karen R. Sellars, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of April, 1995.

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 76,500.00.

AFFIANT

Subscribed and sworn to before me
this 27th day of April, 1995.

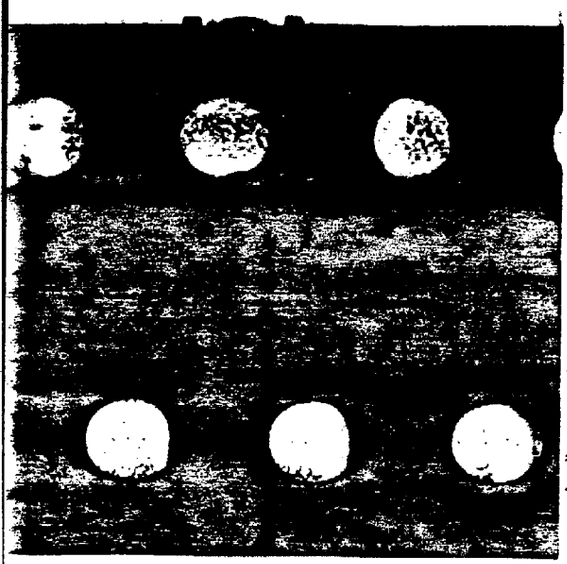
NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

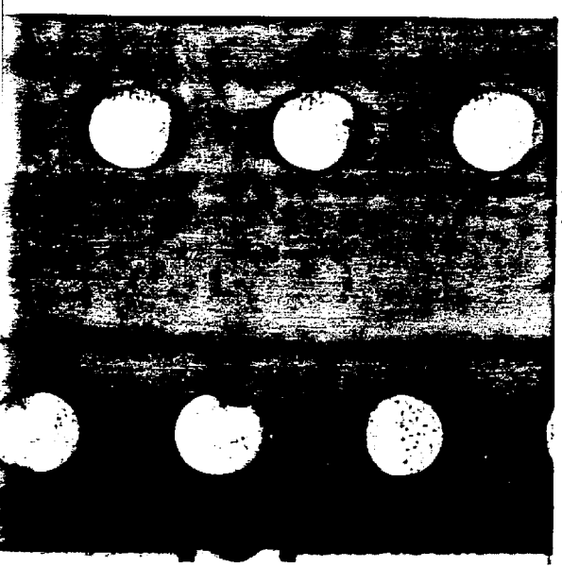
NOTARY PUBLIC DAVIDSON COUNTY, TENN

6233 05/01 0101 03CHECK 292.05

95 MAY -1 PM 1:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

56429
IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9659 PG 411

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 76500.00
CON TX 283.05
PRFEE 1.00
WDEED 8.00
TOTAL 292.05
CHECK 292.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/01/95 01 14:00 0001 6233

56429
IDENTIF. ↑ REFERENCE

95 MAY -1 PM 1:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 905659