61455

IDENTIF. & REFERENCE

File Book 36

BOOK 9673 PG 973

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

95 MAY 17 AM 10:49

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

Name and Address of New Owner:
Clark L. Smith
Jean S. Smith
5104 Kincannon Drive
Nashville, TN 37220

Send Tax Bills To:
Sunbelt National Mortgage Corporation
2974 LBJ Freeway, 2nd Floor
Dallas, TX 75234
Loan # 2977031

Street Address of Subject Property:	**Map-Parcel No:**
5104 Kincannon Drive **Nashville, TN 37220**	**146-16-211**

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, **Paul M. Buchanan, a single person,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Clark L. Smith and wife, Jean S. Smith** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> **Being Lot No. 1033 on the Plan of Brentwood Hall, Section 13, of record in Book 2854, Page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete accurate and legal description.**
>
> **Being the same property conveyed to Paul M. Buchanan by Warranty Deed from Quina Beth Fletcher, unmarried of record in Book 6807, Page 221, said Register's Office.**

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

Restrictive Covenants of record in Book 2396, Page 523, and Book 2883, Page 528; all matters shown on the recorded plat referred to above and all zoing regulations, setback lines, if any, easements and rights of way for public utilities applicable to the lot in question.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he 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 does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 15th day of May, 1995,

Paul M. Buchanan

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Paul M. Buchanan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, the within named bargainor, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of May, 1995.

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires
May 24, 1997
STATE OF TENNESSEE

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $ 131,500.00.

Affiant

Subscribed and sworn to before me, this the 15th day of May, 1995.

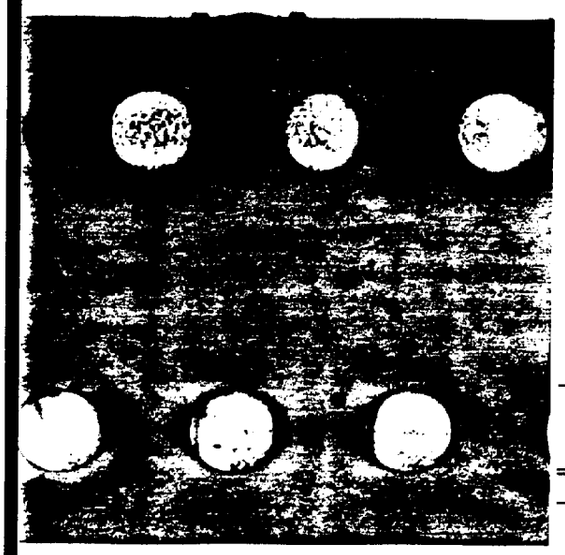
NOTARY PUBLIC

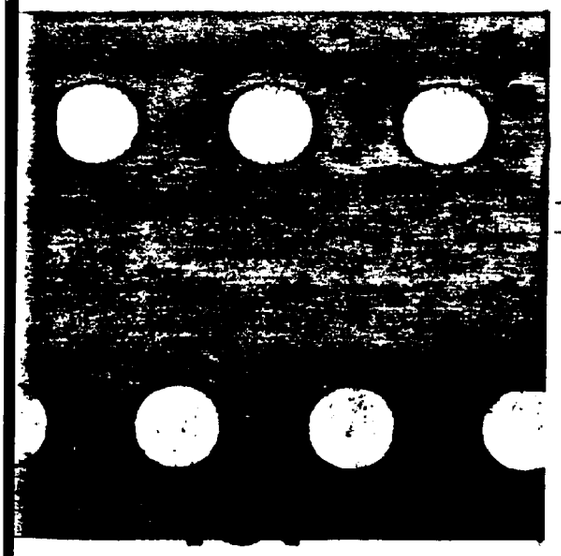
My commission expires:

DAVID B. HERBERT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
David B. Herbert
My Commission Expires May 24, 1997
STATE OF TENNESSEE

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

RECEIVED OF _____

FOR _____

BOOK 9673 PG 981

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	
				131500.00
			CON TX	486.55
			PRFEE	1.00
			WDEED	12.00
			TOTAL	499.55
			CHECK	499.55
05/17/95	01		10:50 0001	1766

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61455
IDENTIF. # REFERENCE

95 MAY 17 AM 10:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 911128