BOOK 9675 PG 453

A3

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 196,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May 19 95

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 1997
(AFFIX SEAL)

KATHLEEN M. WALSH NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN.

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attorneys at Law, P.O. Box 1369, Brentwood, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald D. Smith (NAME)	First Union National Bank of (NAME)	161-14-0
5313 Barton Vale Court (ADDRESS)	755 Crossover Lane, Suite 140 (ADDRESS)	16.00 CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38117 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Zaring Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald D. Smith and wife, Michelle M. Smith

HEREINAFTER CALLED THE GRANTEES, THEIR 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, TN, being Lot No. 16 on the Plan of Final Plat, Barton Vale, of record in Book 7900, Page 639, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Zaring Homes, Inc. by deed from Barton Development Corporation of record in Book 9432, Page 261, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 9247, Page 140; By-Laws in Book 9247, Page 165; Easement in Book 8175, Page 777; Book 8389, Page 586; Book 8412, Page 244; Charter in Book 9247, Page 180; Contract in Book 9344, Page 233; Agreement in Book 8412, Page 241; Book 9157, Page 406; Easements in Book 7859, Page 383; Deeds in Book 8614, Page 819; Book 9190, Page 426; Agreement in Book 9082, Page 876, and all matters shown on the Plan of Record.

0062077 IDENTIF. ↑ REFERENCE

95 MAY 18 AM 11:11 FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.

2440 05/18 0101 03CHECK 737.53

This is unimproved ( ) improved (X) property, known as 5313 Barton Vale Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 19 95

Zaring Homes, Inc.
By: Richard J. Bell

ACKNOWLEDGMENT

BOOK 9675 PG 454

STATE OF TENNESSEE

COUNTY OF Davidson

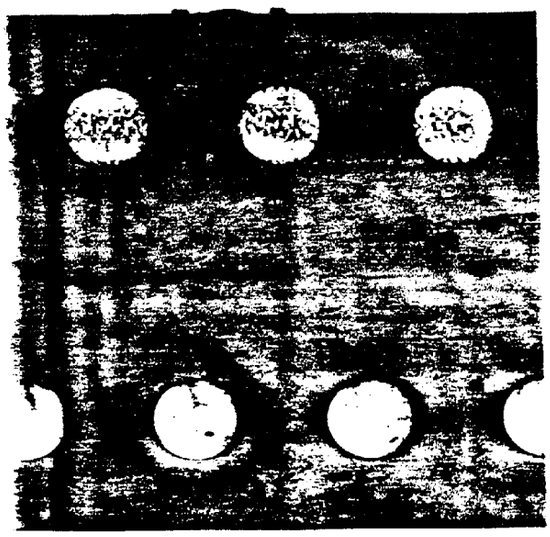
Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Richard J. Bell, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Nashville Regional President of Zaring Homes, Inc. and he is authorized by Zaring Homes, Inc. to execute this instrument on behalf of Zaring Homes, Inc..

Witness my hand and official seal at Brentwood, Davidson County, Tennessee, this 15th day of May, 1995.

Debra [illegible]
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 9-21-96



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

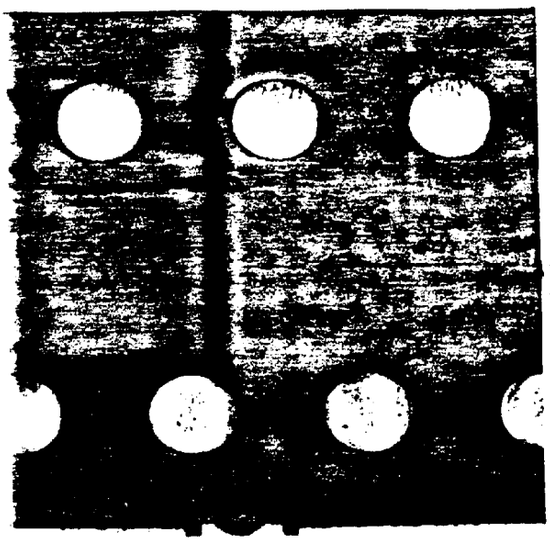
RECEIVED OF _____

FOR _____

BOOK 9675 PG 455

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	196900.00
CON TX	728.53
PRFEE	1.00
BANK	8.00
TOTAL	737.53
CHECK	737.53

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

05/18/95 01 11:12 0001 2440

0062077
IDENTIF. + REFERENCE

95 MAY 18 AM 11:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 911796