NAME AND ADDRESS OF NEW OWNERS:
LUCILLE KERR
208 MELMACK D.R.
NASHVILLE, TN 37211

SEND TAX BILLS TO:
- SAME -

THIS INSTRUMENT PREPARED BY:
KIOUS, HALL & ANGLIN
An Association of Attorneys
1535 West Northfield Blvd.
8 Lincoln Square
Murfreesboro, TN 37129

WARRANTY DEED

(Map 95-04, Parcel 113)

BOOK 9705 PG 581

FOR AND IN CONSIDERATION of the sum of SIXTY ONE THOUSAND SIX HUNDRED AND NO/100 ($61,600.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **Charles Edward Smith, individually and in his capacity as Executor of the Estate of Allie B. Smith. Sherry Smith, Joe Robert Smith, Jr., and Randle Davis, as Guardian ad Litem for and on behalf of Matthew Kyle Smith, a minor**, have bargained and sold and do hereby transfer and convey unto **Lucille Kerr**, her heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> BEING Lot No. 87 on the Map of Eva-Mor Heights, as of record in Book 1424, page 149, Register's Office for Davidson County, Tennessee. Said Lot No. 87 fronts 73 feet on the easterly side of Ridgeway Drive and runs back between lines 213.52 feet on the north line and 226.68 feet on the south line to a dead line in the rear on which it measures 74.18 feet thereon.
>
> BEING the same property conveyed to Robert B. Smith and wife, Allie Bea Smith by deed of record in Deed Book 2155, page 378, of the Register's Office of Davidson County, Tennessee. Robert B. Smith died in 1970 leaving Allie Bea Smith as the surviving tenant by the entirety. Allie Bea Smith (also known as Allie B. Smith) died testate on March 15, 1995 leaving a Will which was probated in Davidson County, Tennessee and recorded in Will Book 197, page 122, in the Probate Court for Davidson County, Tennessee. Said Will devised the subject property to Charles Edward Smith, Sherry Smith, Joe Robert Smith, Jr. and Matthew Kyle Smith, a minor. On June 9, 1995, the Probate Court of Davidson County, Tennessee approved the sale of said property and further authorized Randle Davis, Guardian ad Litem for Matthew Kyle Smith, a minor, to convey the minor's interest and execute a deed on his behalf.
>
> SUBJECT to restrictive covenants of record in Deed Book 1785, page 631 and Deed Book 1807 and page 413;any and all matters of record and as shown in Plat Book 1424, page 149; all of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantee, her heirs, and assigns, forever.

We covenant with the said grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 1995 real property taxes which will be prorated at closing and assumed by the grantee.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this 19th day of June, 1995.

The Estate of Allie B. Smith

Charles Edward Smith, Exec
Charles Edward Smith, Executor

Charles Edward Smith
Charles Edward Smith, individually

Sherry Smith
Sherry Smith

Joe Robert Smith Jr.
Joe Robert Smith, Jr.

Randle Davis
Randle Davis, as Guardian ad Litem
for & on behalf of Matthew Kyle Smith, a minor

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Charles Edward Smith, individually and in his capacity as Executor of the Estate of Allie B. Smith**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this 19th day of June, 1995.

My Commission Expires:

12-22-95

Charlotte Hays
Notary Public

STATE OF TENNESSEE)
:ss
COUNTY OF SUMNER)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Sherry Smith**, the within named bargainors, 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, this 16 day of June, 1995.

My Commission Expires:

4-21-98

Beverly G. Pitt
Notary Public

STATE OF TENNESSEE)
:ss
COUNTY OF SUMNER)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Joe Robert Smith, Jr.**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this 16 day of June, 1995.

My Commission Expires:

4-21-98

Beverly G. Pitt
Notary Public

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

BOOK 9705 PG 583

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Randle Davis, as Guardian ad Litem for and on behalf of Matthew Kyle Smith, a minor**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this 15th day of June, 1995.

My Commission Expires:
5-23-98

Linda Hayes Barnes
Notary Public

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, infomation, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$61.600.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 19th day of June, 1995.

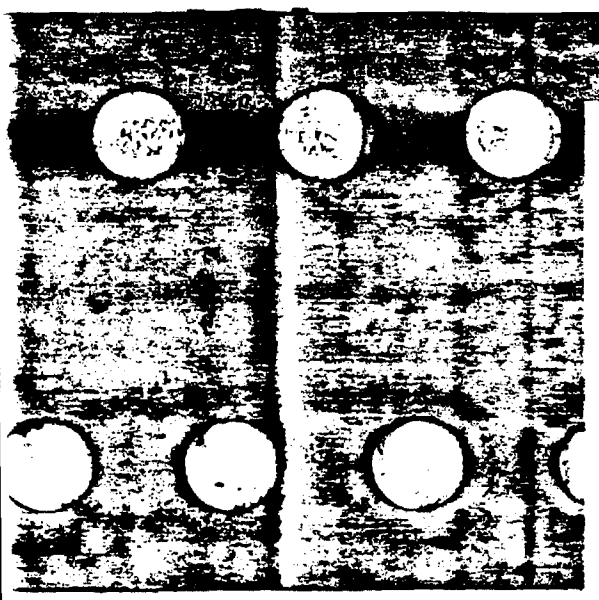
My Commission Expires:
12-22-95

Charlotte Hayes
Notary Public

0071265
IDENTIF. & REFERENCE

95 JUN 19 AM 10:58
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2547 06/19 0101 03CHECK 240.92



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

RECEIVED OF _____

FOR _____

BOOK 9705 PG 584

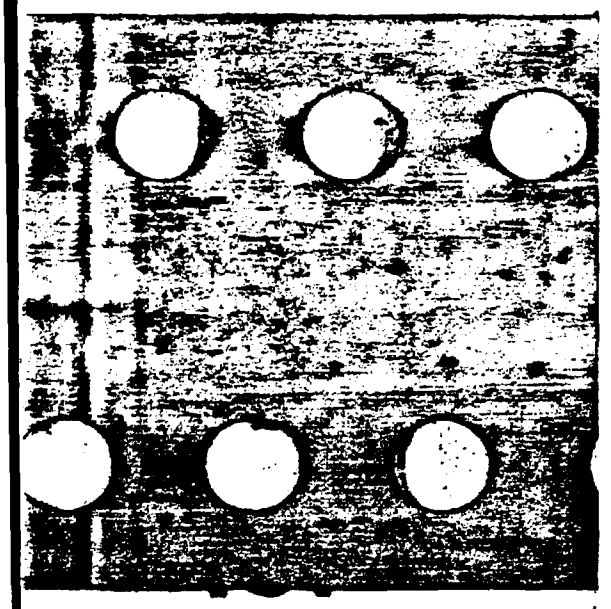
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 61600.00
CON TX 227.92
PRFEE 1.00
WDEED 12.00
TOTAL 240.92
CHECK 240.92

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/19/95 01 11:00 0001 2547



0071265
IDENTIF. # REFERENCE

95 JUN 19 AM 10:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 921771