BOOK 9753 PG 136

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 19 95

Notary Public

MY COMMISSION EXPIRES: June 12, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 100 East Vine Street, Suite 120, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Clifton Smith (NAME)	CAVALRY BANKING, (NAME)	MAP 150-9
312 Cedarcliff Road (ADDRESS)	114 West College Street (ADDRESS)	PARCEL 175
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Murfreesboro, Tennessee 37130 (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, Edward C. Seddon, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Clifton Smith, unmarried

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:

Being all of Lot No. 103, on the Plan of Forest View Park, Phase II, Section V, as shown on survey and plat of same appearing of record in Plat Book 6250, page 458, of the Register's Office of Davison County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Edward C. Seddon, unmarried, by deed from Richard C. Maddux, Jr., unmarried, of record in Deed Book 9678, Page 605, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6569, Page 294, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

95 AUG -4 PM 12:58
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0086321
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 312 Cedarcliff Road, Antioch, Tennessee 37013
(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 28th day of July, 19 95

Edward C. Seddon

BOOK 9753 PG 137

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward C. Seddon, unmarried

the bargainor _____, 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 at Murfreesboro, Tennessee, this 28th day of July 19 95

Commission expires June 12, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

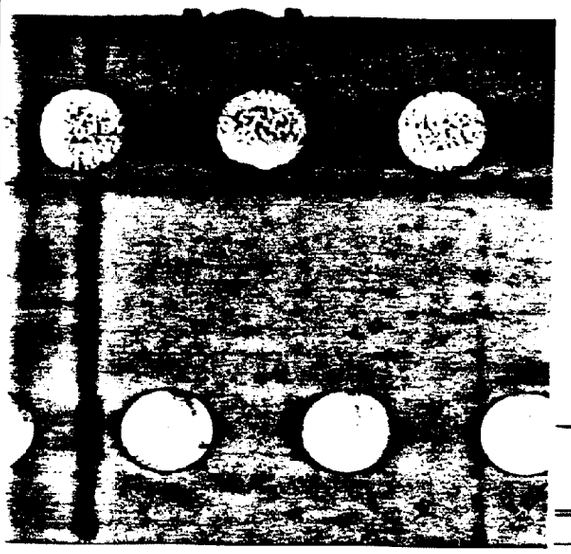
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

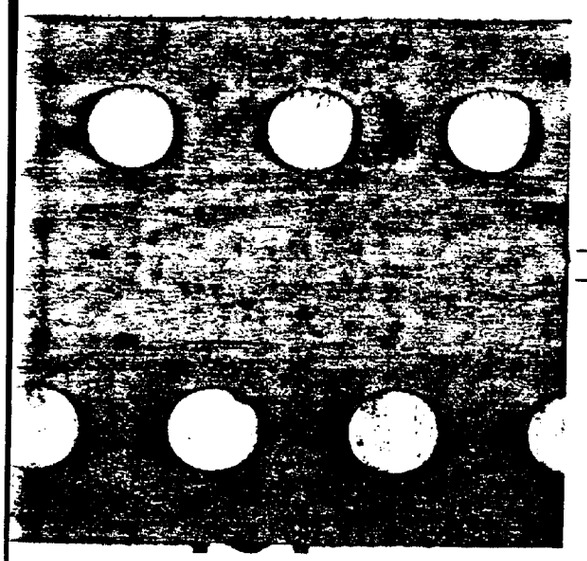
My commission expires _____

Notary Public

9018 08/04 0101 03CHECK

327.20





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

RECEIVED OF _____

FOR _____

BOOK 9753 PG 138

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 86000.00
CON TX 318.20
PRFEE 1.00
WDEED 8.00
TOTAL 327.20
CHECK 327.20

08/04/95 01 12:59 0001 9018

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0086321
IDENTIF. ↑ REFERENCE

95 AUG -4 PM 12:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 938042