BOOK 9800 PG 936

Box 12 cm

FROM: LAWRENCE HUNTER ROST, JR.

TO: BRETT A. SMITH AND WIFE, DEANA C. SMITH

THIS INSTRUMENT PREPARED BY:
WALLER LANSDEN DORTCH & DAVIS
511 UNION ST., SUITE 2100
NASHVILLE, TENNESSEE 37219-1760

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Brett A. Smith and | Third National Bank | Map 104-5 |
| wife, Deana C. Smith | in Nashville | |
| 312 Greenway Avenue | P.O. Box 305110 | Parcel 346 |
| Nashville, Tn. 37205 | Nashville, Tn. 37230-5110 | |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $150,500.00.

Affiant

Subscribed and sworn to before me, this the 18th day of September, 1995.

Notary Public

My Comm. Expires: 1/25/97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

## GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten 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, I, Lawrence Hunter Rost, Jr., hereinafter called "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Brett A. Smith and wife, Deana C. Smith, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: 0709 09/20 0101 03CHECK 569.35

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 312 Greenway Avenue, Nashville, Tn. 37205.

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.

Laura A. Rost joins in the execution of this Warranty Deed for the purpose of conveying whatever marital interest she may have in the subject property as the spouse of Lawrence Hunter Rost, Jr.

WITNESS our hands this 18th day of September, 1995.

Lawrence Hunter Rost, Jr.

Laura A. Rost

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 Lawrence Hunter Rost, Jr. and wife, Laura A. Rost, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of September, 1995.

NOTARY PUBLIC

My Commission Expires: 1/25/97

EXHIBIT A

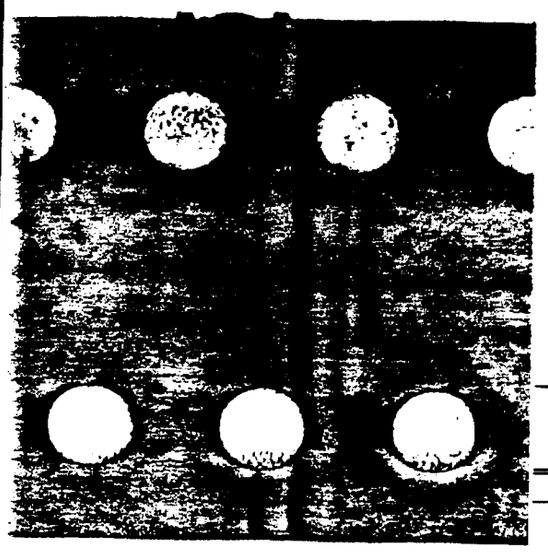
Land in Davidson County, Tennessee, being Lot No. 282 on the Plan of Richland Realty Co.'s Addition to Subdivision "B", of record in Book 332, page 174, Register's Office for said County.

Said Lot No. 282 fronts 50 feet on the easterly side of Greenway Avenue and runs back between parallel lines 193 feet to an alley.

Being the same property conveyed to Lawrence Hunter Rost, Jr., by deed from from Gene C. Koonce, Jr. and wife, Ellen S. Koonce, of record in Book 8387, page 90, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to 1995 Metropolitan Government taxes.

0102527



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

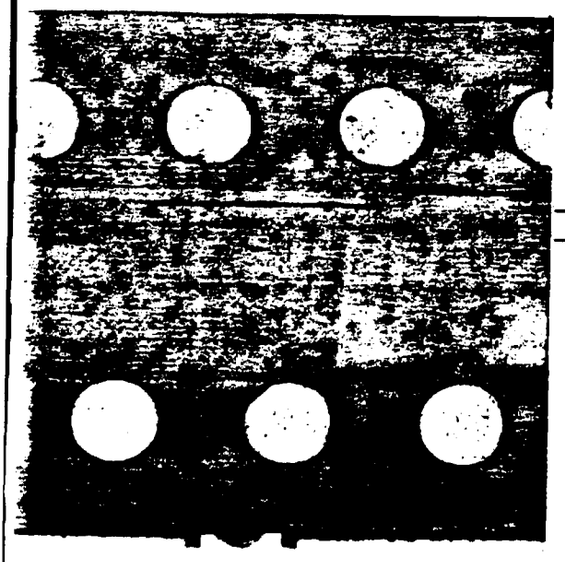
RECEIVED OF _____

FOR _____

BOOK 9800 PG 939

| | | |
|---|---|---|
| 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 | 150500.00 |
| CON TX | 556.85 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| TOTAL | 569.85 |
| CHECK | 569.85 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 6509

0102527
IDENTIF. ↑ REFERENCE

95 SEP 20 PM 4:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 955344