0106452

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 SEP 29 AM 10:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (ljh) Title No: 36945
Dav. Co. File: Box 8

BOOK 9810PG653

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Louis M. Hoyt 1919 Wildwood Avenue Nashville, TN 37212	Leader Federal Bank for Savings 158 Madison Avenue Memphis, Tennessee 38101-0275

TAX MAP-PARCEL NUMBERS: 117-04-202

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paul W. Smith and spouse, Maria E. Smith,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Louis M. Hoyt, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

LAND in Davidson County, Tennessee, being Lot No. 1, Block B, on the Plan of Belmont Terrace Annex, No. 3 of record in Book 1130, page 24, Register's Office for said County.

SAID Lot No. 1 of Block B, which is a corner lot, fronts 96.6 feet on the southerly margin of Wildwood Avenue and fronts 137.4 feet on the easterly margin of Hazelwood Avenue, said frontages being joined by a curve having a length of 33.4 feet, and extends back 70.4 feet on the southerly line and 160 feet on the easterly line to a point of intersection.

BEING the same property conveyed to Paul W. Smith and spouse, Maria E. Smith by deed from Jay D. Woodman and spouse, Sherry T. Woodman of record in book 8564, page 849, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Maria E. Smith by Paul W. Smith as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 1919 Wildwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of September, 1995.

Paul W. Smith

Paul W. Smith

Maria E. Smith

Maria E. Smith, By: Paul W. Smith, Atty-In-Fact

BOOK 9810 PG 651

State of Tennessee
County of Davidson

On this 27th day of September, 1995, before me the undersigned authority, personally appeared **Paul W. Smith**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 129900.00

Affiant

Sworn and subscribed before me on the 27th day of September, 1995.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

My Commission Expires: _____ Notary Public

BOOK 9810 PG 652

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 **Paul W. Smith**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Maria E. Smith**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of September, 1995.

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Paul W. Smith and Maria E. Smith

TO: Louis M. Hoyt

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Paul W. Smith, Affiant

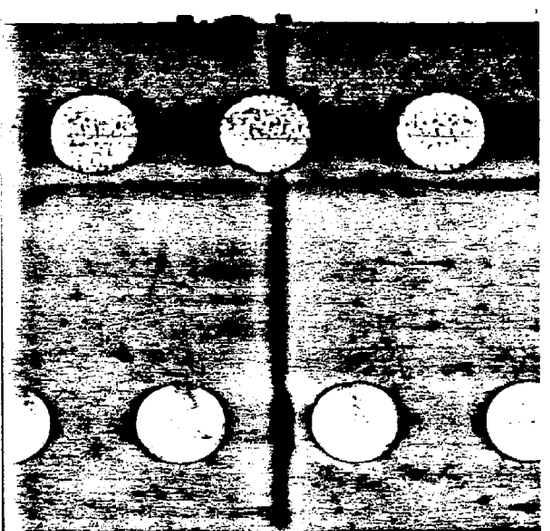
Sworn to and subscribed before me this
27th day of September, 1995.

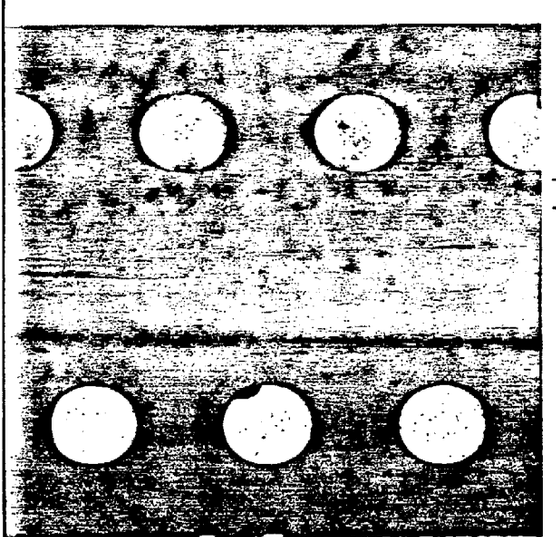
Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires:_____

0663 09/29 0101 03CHECK 493.63





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

RECEIVED OF _____

FOR _____

BOOK 9810 PG 653

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 129900.00
CON TX 480.63
PRFEE 1.00
WDEED 12.00
TOTAL 493.63
CHECK 493.63

09/29/95 01 10:59 0001 0663

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0106452
IDENTIF. ↑ REFERENCE

95 SEP 29 AM 10:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 959465