File Box 51-A

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

BOOK 9819 PG 856

ADDRESS NEW OWNER:
Todd Smith and wife, Traci Smith
Barbara L. Templeton and husband, Philip R. Templeton
4103 Vailwood Drive
Nashville, TN 37215

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First American National Bank
P.O.Box 305048
Nashville, TN 37230-5048

MAP AND PARCEL:
MAP 131-1
GROUP
PARCEL 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Barry D. Evans and wife, Pamela G. Biggs Evans**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Todd Smith and wife, Traci Smith and Barbara L. Templeton and husband, Philip R. Templeton, as joint tenants with right of survivorship**, 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, Tennessee, being Lot No. 32 on the Map of Wallace Subdivision, Part Three, as of record in Book 1130, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Barry D. Evans (an undivided 2/3 interest) and Pamela G. Biggs (now Evans) (an undivided 1/3 interest) by deed from Barry D. Evans, unmarried, as of record in Book 6635, page 946, Register's Office for Davidson County, Tennessee.
>
> The description used in this conveyance is the same (except as to the correction of a typographical error) as in the previous transfer.

This is improved property known as 4103 Vailwood Drive, Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Todd Smith and wife, Traci Smith and Barbara L. Templeton and husband, Philip R. Templeton, as joint tenants with the right of

survivorship, their heirs and assigns, forever; and we, Barry D. Evans and wife, Pamela G. Biggs Evans, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 4th day of October, 1995.

Barry D. Evans

Pamela G. Biggs Evans

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Barry D. Evans and wife, Pamela G. Biggs Evans, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 4th day of October, 1995.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 23, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $125,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of October, 1995.

NOTARY PUBLIC

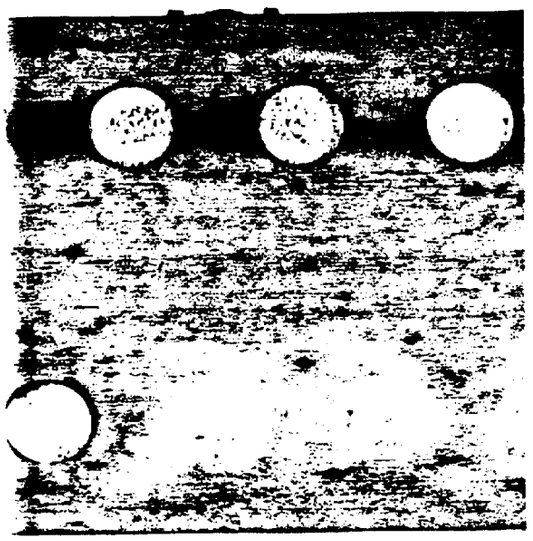
My Commission Expires: My Commission Expires MAR. 23, 1996

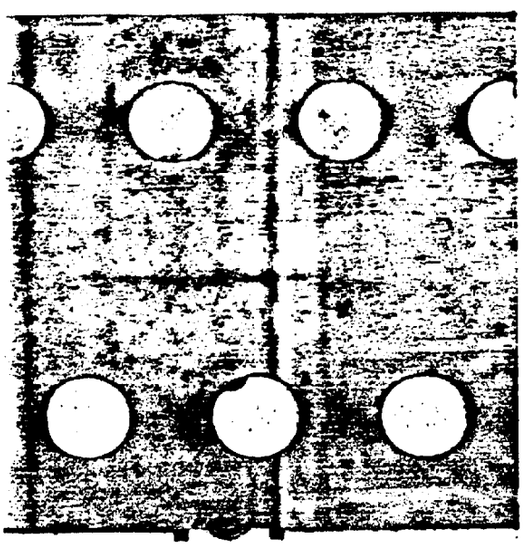
3557 10/05 0101 03CHECK 471.50

95 OCT -5 PM 3:31
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

01091184





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

RECEIVED OF _____

FOR _____

BOOK 9819 PG 858

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
125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
TOTAL 471.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 471.50

15.05.95 01 15:32 0001 3557

0109184
IDENTIF. ↑ REFERENCE

95 OCT -5 PM 3:31

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 962331