27

BOOK 9842 PG 296

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October, 19 95

Notary Public I. DYKE TATUM

MY COMMISSION EXPIRES July 26, 1997.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERIC T. MORRISON (NAME)	PACIFIC SOUTHWEST BANK (NAME)	91-6-100
1100 57TH AVENUE NORTH (ADDRESS)	800 N SHORELINE BLVD, SUITE 200 (ADDRESS)	12W 07520
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	CORPUS CHRISTI, TX 78469-9940 (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, FRANCES SMITH STINSON AND LARRY EDWARD SMITH AND DIANNE SMITH MORRISON AND PATRICIA SMITH VANDENBURGH AND JAMES RANDELL SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIC T. MORRISON AND RENEE G. MORRISON, , HUSBAND AND WIFE

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 Lot. No. 1 on the Map of West Park Addition No. 2, of record in Book 2330, page 63, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 60 feet on the west side of 57th Avenue, North and runs back between lines 100 feet to a dead line in the rear measuring 58.5 feet thereon.

BEING the same property conveyed to JAMES E. SMITH AND WIFE, EVELYN SPEARS SMITH, by deed from HENRY E. SEATON, JR. AND WIFE, P. B. SEATON, of record in Book 2694, page 25, Register's Office for Davidson County, Tennessee. The said JAMES E. SMITH predeceased EVELYN SPEARS SMITH. The said EVELYN SPEARS SMITH a/k/a EVELYN MARIE SPEARS SMITH, has since died testate; and by Will leaving as her Heirs at Law, FRANCE SMITH STINSON, LARRY EDWARD SMITH, DIANNE SMITH MORRISON, PATRICIA SMITH VANDENBURGH, and JAMES RANDELL SMITH.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

*** CONTINUED

unimproved ( )
This is improved (X) property, known as 1100 57TH AVENUE NORTH, NASHVILLE, TENNESSEE 37209
(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 our hand s this 27th day of October 19 95

Frances Smith Stinson
FRANCES SMITH STINSON

Dianne Smith Morrison
DIANNE SMITH MORRISON

Larry Edward Smith
LARRY EDWARD SMITH

Patricia Smith VanDenburgh
PATRICIA SMITH VANDENBURGH

James Randell Smith
JAMES RANDELL SMITH

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 FRANCES SMITH STINSON AND LARRY EDWARD SMITH AND DIANNE SMITH MORRISON AND PATRICIA SMITH VANDENBURGH AND JAMES RANDELL SMITH

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 27th day of October 19 95

Commission expires July 26, 1997

I. DYKE TATUM 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

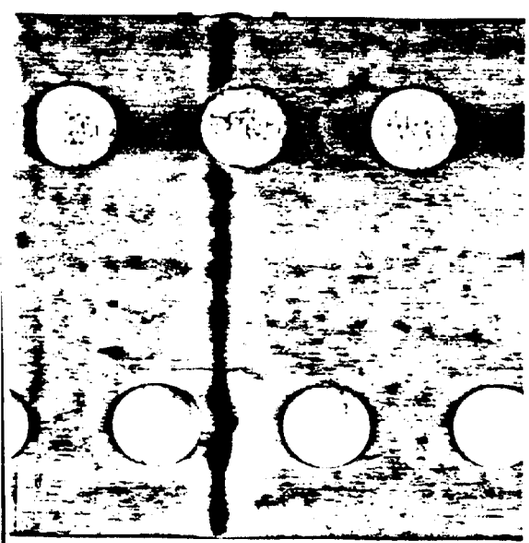
*** CONTINUATION

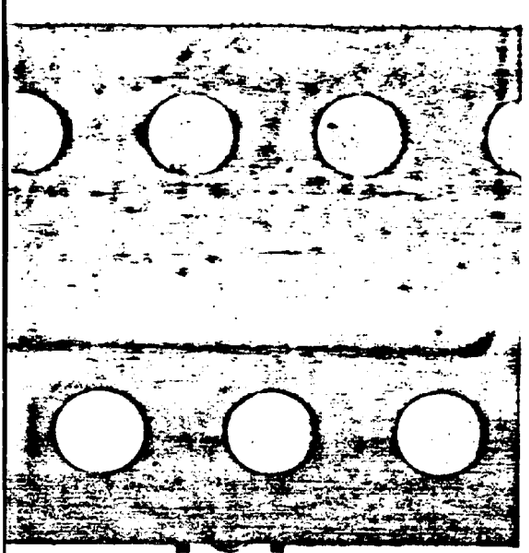
SOURCE OF DESCRIPTION: Survey dated September 26, 1995, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

Evelyn Spears Smith, Evelyn Marie Spears Smith are one in the same person.

95 OCT 30 PM 1:45
FELIX A. ROBERTSON, REGISTER
DAVIDSON COUNTY, TN.

011721





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9842 PG 298

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

DAMT	30000.00
ST TX	214.50
PRFEE	1.00
MTEE	8.00
TOTAL	223.50
PREV	223.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0117211

IDENTIFICATION REFERENCE

95 OCT 30 PM 1:45

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 970823