0124512

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 NOV 20 AM 10:44

CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 37100
Dav. Co. File: Box 8

BOOK 9864 PG 235

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Knox C. Brewer 211 26th Street Old Hickory, TN 37138	GMAC Mortgage Corporation of PA 14850 Quorum Drive, #450 Dallas, Texas 75240

0039 11/20 0101 03CHECK 134.80

TAX MAP-PARCEL NUMBERS: 53-8-61.1

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 **Nancy Jo Smithson, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Knox C. Brewer, 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 the southerly 72 feet of Lot No. 14 of Block 10 on the plan of Dabbs & Elliot Subdivision No. 1, of record in Book 547, page 97, Register's Office for said county.

SAID part of Lot No. 14 fronts 50 feet on the northwesterly margin of 26th Street and extends back between parallel lines, with the southwesterly margin of Dabbs Avenue, 72 feet to a dead line. Also conveyed hereby is an easement for the use and maintenance of the water meter and water line across the northerly half of Lot 14 as set forth in Book 3429, page 473, said Register's Office.

BEING the same property conveyed to Earl Asher and Nancy Jo Smithson, as joint tenants with the right of survivorship by Installment deed from Curt Flansburg and wife, Lois B. Flansburg of record in Book 5578, page 425, said Register's Office. Earl Asher died, leaving Nancy Jo Smithson as the surviving tenant.

Jesse Smithson, the spouse of Nancy Jo Smithson, joins in this conveyance solely to convey any marital interest he may have in subject property.

This is improved property, known as: 211 26th Street, Old Hickory, TN 37138

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 17th day of November, 1995.

Nancy Jo Smithson

Jesse R. Smithson

Nancy Jo Smithson **Jesse Smithson**

State of Tennessee
County of Davidson

On this 17th day of November, 1995, before me the undersigned authority, personally appeared **Nancy Jo Smithson and Jesse Smithson**, 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.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

State of Tennessee
County of Davidson

A F F I D A V I T

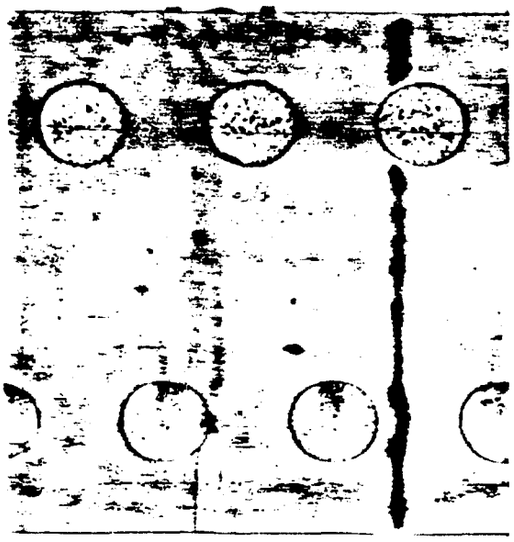
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 34000.00

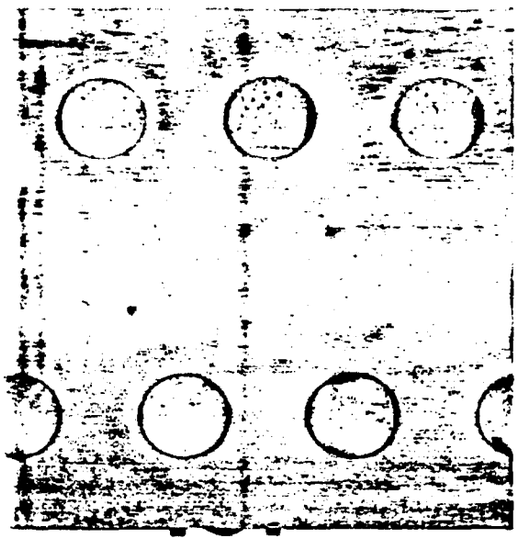
Pat Brewer
Affiant

Sworn and subscribed before me on the 17th day of November, 1995.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9864 PG 237

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 34000.00
CON TX 125.80
PRFEE 1.00
WDEED 8.00
TOTAL 134.80
CHECK 134.80

11/20/95 01 10:47 0001 0039

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0124512
IDENTIF. A REFERENCE

95 NOV 20 AM 10:14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 978585