BOOK 9923 PG 499

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

34112

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES 11/28/98

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Edward Robert Simonton (NAME)	SunTrust Bank, Nashville N.A. (NAME)	41-15-16
1220 Bellshire Drive (ADDRESS)	201 4th Avenue North (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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, Olivette B. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward Robert Simonton and wife, Emily Ann Simonton

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. 310 on the Plan of Bellshire Estates, Section A, of record in Book 2331, page 116, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

BEING the same property conveyed to Hugh L. Smith, Sr. and wife, Olivetta B. Smith by deed from Franklin Mayes Jenkins and wife, Barbara A. Jenkins of record in Book 9454, Page 692, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

OLIVETTE B. SMITH, wife of HUGH L. SMITH, SR., joins in this Warranty Deed only for the purposes of encumbering such marital rights if any that she may have in and to said property.

The said Hugh L. Smith, Sr. has since died.

unimproved ( )
This is improved (X) property known as 1220 Bellshire Drive, Nashville, TN 37207
(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 my hand this 16th day of January, 19 96

Olivette B. Smith

Olivette B. 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 Olivette B. Smith

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of January 19 96.

Commission expires 11/28/98

Notary Public

DAVIDSON COUNTY TENN. NOTARY PUBLIC AT LARGE ALAN L. SATURN

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 _____

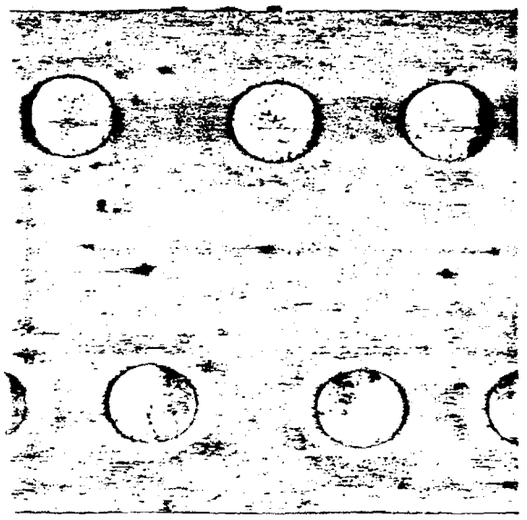
Notary Public

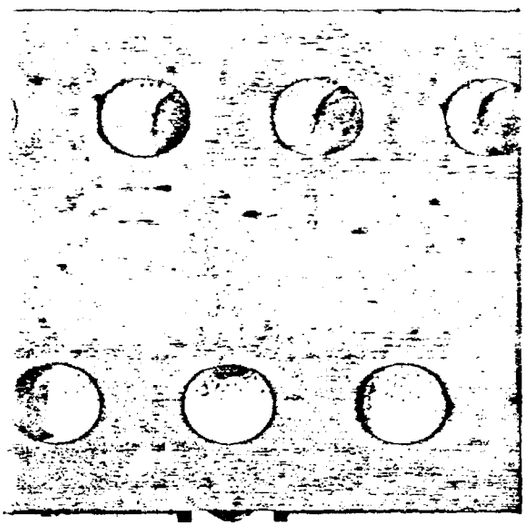
01142766
IDENTIFICATION REFERENCE

95 JAN 22 PM 3:07

FILED FOR RECORD
DAVIDSON COUNTY, TN

1837 94/22 1101 02CHECK 330.00





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

RECEIVED OF _____

FOR _____

BOOK 9923 PG 501

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

CONT	87000.00
CON TX	321.90
PRFEE	1.00
MDEED	8.00
TOTAL	330.90
CHECK	330.90

01/22/96 01 10:09 0001 9837

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01 42766
IDENTIF. # REFERENCE

96 JAN 22 FILED: 07
FELIX Z. WILSON, II
DAVIDSON COUNTY REG.

No. 998123