WARRANTY DEED BOOK 9933 PG 331

PREPARED BY:

C. Patterson Cron
Woodard and Lincoln
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $79,000.00.

Affiant

Sworn to and subscribed before me on this the 29th day of January, 1996.

NOTARY PUBLIC
My Commission Expires: 3-27-99

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:
Thomas A. Smith
1003 Carolyn Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 72-9-403

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, WE, THERESE M. PLANTE and husband, ROBERT MICHAEL MAUK, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto THOMAS A. SMITH, unmarried, hereinafter called GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 59 on the easterly 5 feet of Lot No. 60 on the Map of Irvington, as of record in Book 843, page 60, Register's Office for said County.

Said lot and part of lot adjoin and front together 65 feet on the north side of Carolyn Avenue and runs back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to Therese M. Plante, unmarried, by deed from Earl L. Rollins and wife, Lena L. Rollins, of record in Book 8946, page 652, Register's Office for Davidson County, Tennessee.

Robert Michael Mauk joins in this conveyance for the sole purpose of conveying any marital rights, title or interest to said property.

This is improved property known as 1003 Carolyn Avenue, Nashville, Tennessee, ~~37211~~ 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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, except as follows:

1) 1995 taxes have been prorated and will be paid by the Grantee when due.

2) Plan of record in Book 843, page 60, Register's Office for Davidson County, Tennessee.

And GRANTORS do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 29th day of January, 1996.

Therese M. Plante
THERESE M. PLANTE

ROBERT MICHAEL MAUK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, THERESE M. PLANTE and husband, ROBERT MICHAEL MAUK, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 29th day of January, 1996.

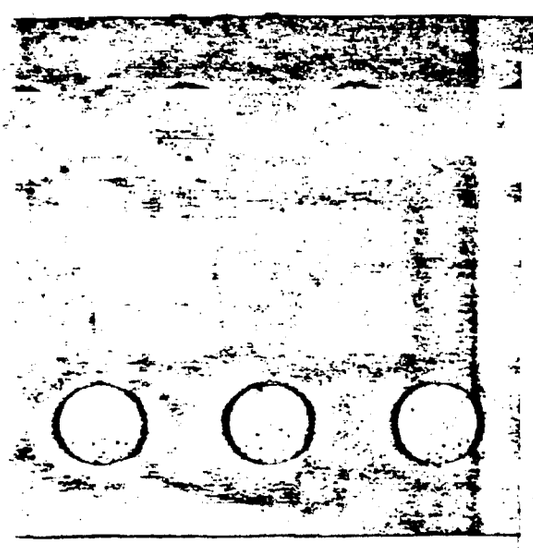
Charles P. Cox
NOTARY PUBLIC

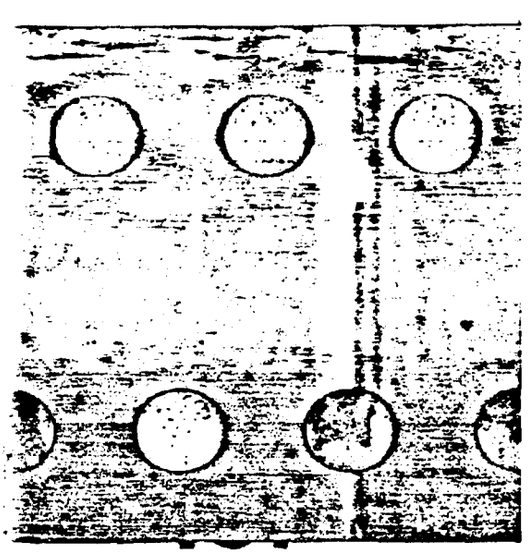
My Commission Expires: March 27, 1999

0145784
IDENTIF. & REFERENCE

96 JAN 31 PM 2:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3111 01/31 0101 03CHECK 301.30





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

RECEIVED OF _____

FOR _____

BOOK 9933 PG 333

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 79000.00
CON TX 292.30
PRFEE 1.00
WDEED 8.00
TOTAL 301.30
CHECK 301.30

01/31/96 01 14:23 0001 3111

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0145784
IDENTIF. ↑ REFERENCE

96 JAN 31 PM 2:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001357