0147689

IDENTIFICATION 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

W & I Ref: (kd) Title No: 37375
Dav. Co. File: Box 8

96 FEB -6 AM 10:23

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9939 PG 482

3.21 02/06 0101 03CHECK 488.15

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Patrick Joseph Smith 2311 Sunset Place Nashville, Tennessee 37212	FTB Mortgage Services 8001 North Stemmons Frwy Dallas, Texas 75247

TAX MAP-PARCEL NUMBERS: 104-15-246

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 **Virginia Simms, Executor of the Estate of Frances Bryan Joslin,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick Joseph Smith, 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 Lot No. 11 on the Plan of Home Mortgage Company's Re-Subdivision of certain lots of Linden Place of record in Book 1130, page 42, Register's Office for said County.

SAID Lot No. 11 fronts 60.1 feet on the southerly margin of Sunset Place and extends back 128.5 feet on the westerly line and 133.5 feet on the easterly line to a dead line in the rear, measuring 60.0 feet thereon.

BEING the same property conveyed to Charles Joslin and Frances E. Bryan, Joint Tenants with the right of survivorship by deed from Henry E. Rucker and wife, Dorothy G. Rucker of record in Book 4275, page 734, Register's Office for said County. Charles Joslin has since died leaving Frances E. Bryan as the surviving joint tenant. Frances E. Bryan has since died, testate and unmarried. By will of record in Will Book 201, page 728, Probate Court Clerk's Office for Davidson County, Tennessee, the said Frances E. Bryan directed that subject property be sold and empowered Virginia Simms, her Executrix with full power to effectuate said conveyance. Letters testamentary to Virginia Simms of record in Minute Book 401, page 310, said Probate Court Clerk's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 1129 Page 551 said Register's Office, and to the matters set forth in the referenced Plan of record.
This is improved property, known as: 2311 Sunset Place, Nashville, Tennessee 37212

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 31st day of January, 1996.

Virginia Simms

Virginia Simms, Executor of the Frances Bryan Joslin Estate

State of Tennessee
County of Davidson

On this 31st day of January, 1996, before me the undersigned authority, personally appeared **Virginia Simms, Executor** 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: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

_____
Notary Public

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: $ 129500.00

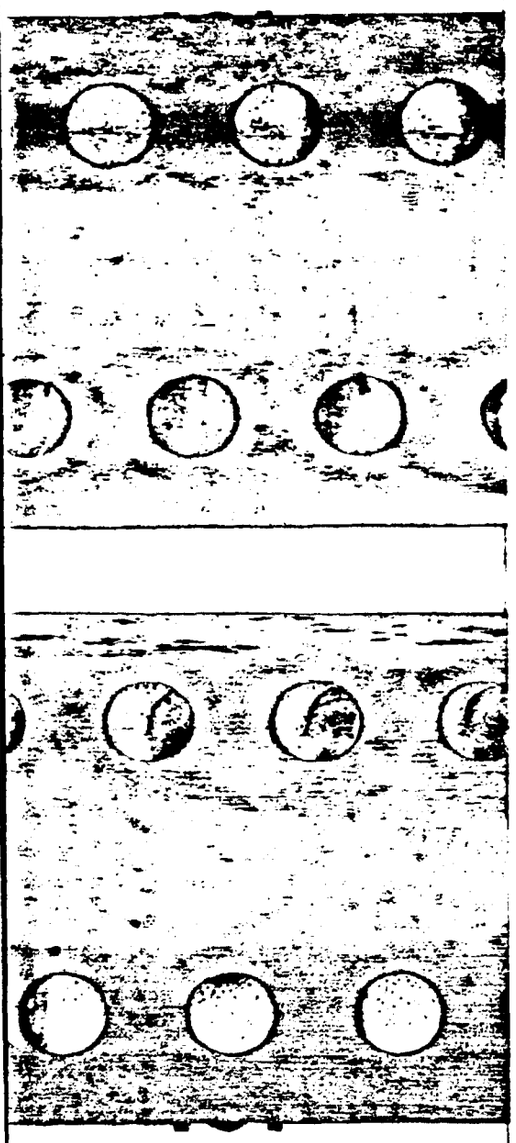
_____
Affiant

Sworn and subscribed before me on the 31st day of January, 1996

_____
Notary Public

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9939 PG 484

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
129500.00
CON TX 479.15
PRFEE 1.00
WDEED 8.00
TOTAL 488.15
CHECK 488.15

02/06/96 01 10:28 0001 5121

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0147689
IDENTIF. & REFERENCE

96 FEB -6 AM 10: 23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1003346