Box 44 **THIS INSTRUMENT PREPARED BY:** **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $189,000.00. **Affiant** Subscribed and sworn to before me, this 23rd day of February, 1996. Notary Public My Commission Expires: 4/27/99

Address New Owner As Follows: Charles L. Mader, III and wife, Trudy T. Mader 6445 Bresslyn Road Nahsville, TN 37205	Send Tax Bills To: PNC Mortgage Corp. 440 North Fairway Drive Vernon Hills, IL 60061	Map-Parcel Number: 115-15-061

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, **PATTEN M. SMITH AND WIFE, LLOYD SHEARER SMITH,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **CHARLES L. MADER, III AND WIFE, TRUDY T. MADER,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 736 on the Plan of West Meade Farms, Inc., Section VII, of record in Book 2331, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patten M. Smith and wife, Lloyd Shearer Smith by deed from Virgil M. King and John C. King, of record in Book 9749, page 478, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2331, page 13, Register's Office for said County.

This is improved property known as 6445 Bresslyn Road, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 23rd day of February, 1996.

Patten M. Smith

Lloyd Shearer Smith

96 FEB 26 AM 10:09
FELIX Z. MADISON II REGISTER
DAVIDSON COUNTY, TN.

0153392
IDENTIF. → REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATTEN M. SMITH,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of February, 1996.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LLOYD SHEARER SMITH,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

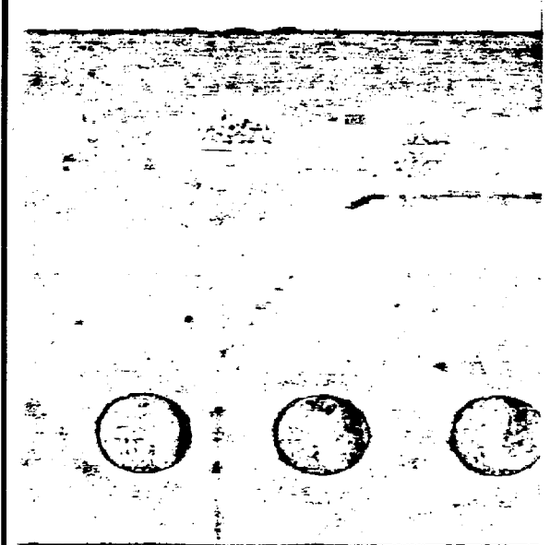
WITNESS my hand, at office, this 23rd day of February, 1996.

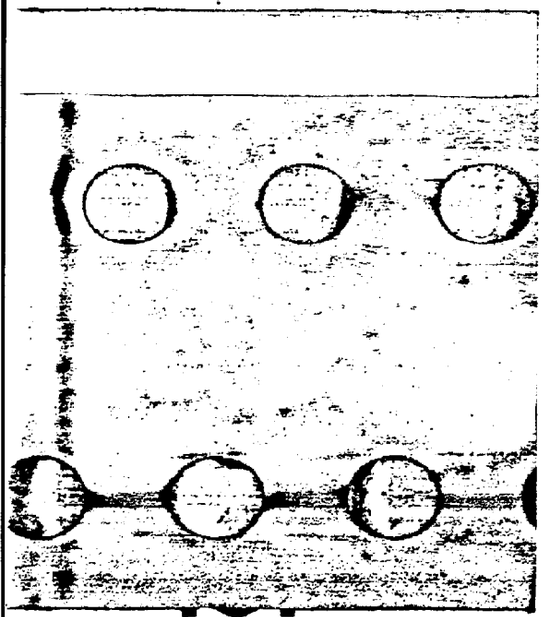
NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 11/27/99

121 02/26 01D1 03CHECK 708.30





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

RECEIVED OF _____

FOR _____

BOOK 9956 PG 872

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 189000.00
CON TX 699.30
PRFEE 1.00
WDEED 8.00
TOTAL 708.30
CHECK 708.30

02/26/96 01 10:14 0001 1213

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0153392
IDENTIF. ↑ REFERENCE

96 FEB 26 AM 10:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1009368