0153765

BOOK 9957PG830 IDENTIF. ✦ REFERENCE

This instrument prepared by:
SHERRARD & ROE, P.L.C. (KAB)
424 Church Street, Suite 2000
Nashville, Tennessee 37219

96 FEB 26 PM 4:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY. TN.

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Overton T. Smith 910 Lynwood Blvd. Nashville, Tennessee 37205	Same	Map 130-11 Parcel 53

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, KIM A. BROWN and wife, PAULA GILMORE BROWN (hereinafter referred to as the "Grantors"), do hereby, transfer and convey unto OVERTON T. SMITH (hereinafter referred to as the "Grantee"), certain real estate being a certain tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, and the Grantee's heirs, successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of the real estate in fee simple, have a good right to convey it and that the same is unencumbered, except for the following Permitted Exceptions:

1. Taxes for 1996 and subsequent years.
2. Subject to applicable zoning and building requirements and all visible easements and encroachments.
4. Subject to a 75-foot setback line from Lynwood Blvd. and a 10-foot easement for public utility purposes along the rear line of said lot according to prior deed, of record in Book 3769, page 159, Register's Office for Davidson County, Tennessee.

Excepting only the Permitted Exceptions, Grantors further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the Property to the Grantee and to the Grantee's heirs, successors, and assigns against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the undersigned have executed this deed on the 26th day of February, 1996.

KIM A. BROWN

PAULA GILMORE BROWN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared Kim A. Brown and wife, Paula Gilmore Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors, and that they further acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 26th day of February, 1996.

Notary Public

DANIELLE B. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

5/30/99

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $270,000.00 and no other monetary consideration.

AFFIANT

Sworn to and subscribed before me this 26th day of February, 1996.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Exhibit A

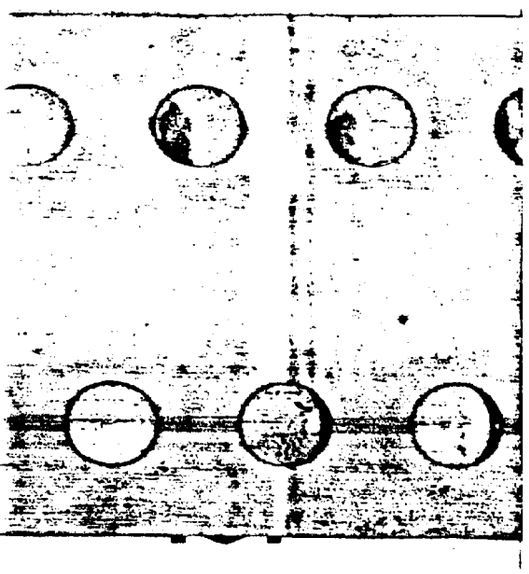
Being Lot No. 23, on the unrecorded plan of Section II, Block A, Tyne Meade, being described as follows:

Beginning at a point on the easterly margin of Lynwood Boulevard, at the common corner of Lots 23 and 24; thence with the margin of said Boulevard, northwardly 100 feet to the common corner of Lots Nos. 23 and 22; thence with the line between said lots, eastwardly 250 feet to a point; thence southwardly 100 feet to the common easterly corner of Lots 23 and 24; thence with the line between said lots, westwardly 250 feet to the beginning.

Being the same property conveyed to Kim A. Brown and wife, Paula Gilmore Brown, by deed from Judy H. Smith, Executrix of the Estate of Virginia T. Vaniman, of record in Book 7129, Page 581, Register's Office for Davidson County, Tennessee.

1619 02/26 0101 03CHECK 1016.00





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

RECEIVED OF _____

FOR _____

BOOK 9957 PG 834

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	
				270000.00
			CON TX	999.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	1016.00
			CHECK	1016.00
02/26/96	01		16:09 0001	1619

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0153765
IDENTIF. ↑ REFERENCE

96 FEB 26 PM 4:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1009771