This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9983 PG 192

ADDRESS NEW OWNER:
Walter Smith and Ilona Smith
1109 S. Graycroft Road
Madison, Tennessee 37115

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Guaranty Trust Company
726 South Church Street
Murfreesboro, TN 37133-1218

MAP AND PARCEL:
MAP 51-6
GROUP
PARCEL 21

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert Vaughan and wife, Katie Vaughan, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Walter Smith and wife, Ilona Smith, 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. 162 on the Map of Pleasant Acres, Section One, as of record in Book 2133, page 60, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 162 fronts 150 feet on the east side of Graycroft Road and runs back between lines, 325 feet on the north line and 253.9 feet on the south line, to a dead line in the rear on which it measures 167.56 feet.
>
> Being the same property conveyed to Robert Vaughan and wife, Katie Vaughan by deed from W. H. Investments, as of record in Book 9062, page 802, Register's Office for Davidson County, Tennessee.

This is improved property known as 1109 S. Graycroft Road, Madison, TN 37115.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1996 Metropolitan Government Property taxes and subsequent years thereafter.
2. Restrictive Covenants contained in an instrument of record in Book 2155, page 547, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
3. Subject to all matters shown on the plan of record in Book 2133, page 60, in said Register's Office.
4. Sanitary sewer and/or storm drainage easement of record in Book 4081, page 613, in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter Smith and wife, Ilona Smith, their heirs and assigns, forever; and we, Robert Vaughan and wife, Katie Vaughan, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 15th day of March, 1996.

Robert Vaughan
Robert Vaughan

Katie Vaughan
Katie Vaughan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert Vaughan and wife, Katie Vaughan, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of March, 1996.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 126,000.00.

AFFIANT

Subscribed and sworn to before me
this 15th day of March, 1996.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

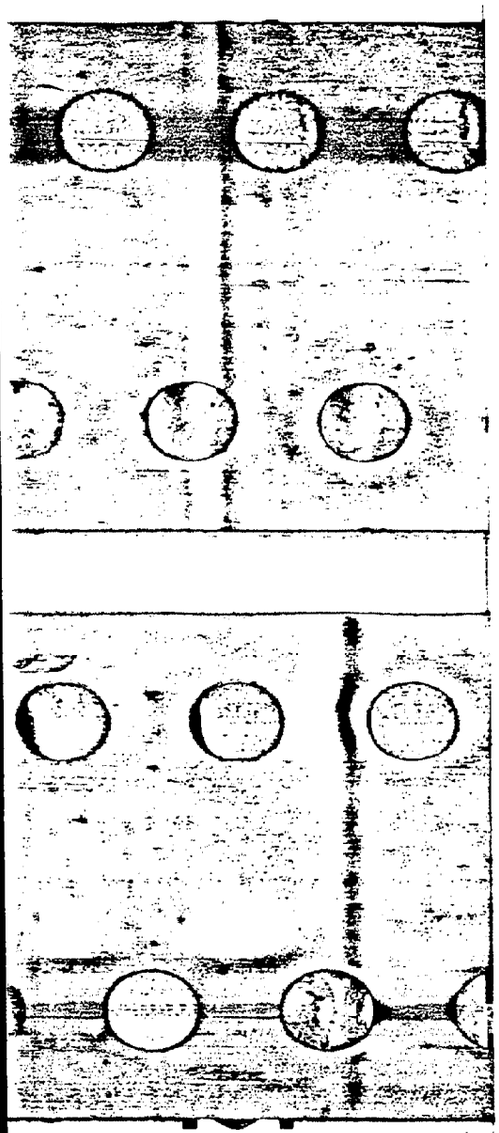
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

9924 03/19 0101 03CHECK 475.20

96 MAR 19 AM 11:03
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ➔ REFERENCE

01611484



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

RECEIVED OF _____

FOR _____

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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
126000.00
CON TX 466.20
PRFEE 1.00
WDEED 8.00
TOTAL 475.20
CHECK 475.20
03/19/96 01 11:08 0001 9924

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0161484
IDENTIF. ↑ REFERENCE

96 MAR 19 A11:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1017977