BOOK 9991 PG 847

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: (mn) Title No: 37074
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Leslie C. Smelser Virginia Smelser 1814 Lillian Street Nashville, Tennessee 37206	Leslie C. Smelser Virginia Smelser 457 Rochelle Dr. Nashville, TN 37220

TAX MAP-PARCEL NUMBERS: 083-14-272

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 **E. Douglas Van Hooser, Executor with full power to convey,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Leslie C. Smelser and spouse, Virginia Smelser,** 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. 125 on the plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for said County.

SAID Lot No. 125 fronts 50.0 feet on the southerly margin of Lillian Street and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to William J. Van Hooser and wife, Elizabeth McBroom Van Hooser by deed from Mrs. Evie J. Hastings of record in Book 1404, Page 621, Register's Office for said County. Elizabeth McBroom Van Hooser subsequently died. William J. Van Hooser has since died, unmarried and testate, by will of record in Will Book 200, Page 562, empowering E. Douglas Van Hooser executor with full power to convey subject property. Letters Testamentary were issued to the said executor of record in Minute Book 399, Page 468, said Probate Court Clerk's Office for Davidson County, Tennessee. (See Probate Order of record in Minute Book 404, Page 133.)

This is improved property, known as: 1814 Lillian Street, Nashville, Tennessee 37206

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 on 26 March, 19 96.

E. Douglas Van Hooser

E. Douglas Van Hooser, Executor with full power to convey

State of Tennessee
County of Davidson

On 26 March, 19 96, before me the undersigned authority, personally appeared E. Douglas Van Hooser, Executor with full power to convey, 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.

Wm C Caldwell
Notary Public

My Commission Expires: 9/18/99

State of Tennessee
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 36000.00

Virginia Smelser
Affiant

Sworn and subscribed before me on March 26, 19 96.

Wm C Caldwell
Notary Public

My Commission Expires: 9/18/99

0164247
IDENTIF. ↑ REFERENCE

96 MAR 27 AM 8:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2889 03/27 0101 03CHECK 142.20



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

RECEIVED OF _____

FOR _____

BOOK 9991 PG 849

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	36000.00
CON TX	133.20
PRFEE	1.00
WDEED	8.00
TOTAL	142.20
CHECK	142.20

03/27/96 01 08:49 0001 2889

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164247
IDENTIF. ↑ REFERENCE

96 MAR 27 AM 8:48
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1020916