0176396

IDENTIF. ↑ 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

96 APR 30 PM 12:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 37619
Dav. Co. File: Box 8

BOOK 10031 PG 504

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Marvin D. Richardson Sally L. Richardson 4913 Oak Barrel Drive Antioch, TN 37013	First Republic Mortgage Corporation 3310 West End Avenue, Ste. 480 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 149-02-126 02DX 08764

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 **Donald J. Smith and spouse, Kim C. Smith,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marvin D. Richardson and spouse, Sally L. Richardson,** 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. 2 on the Plan of Oakwood Subdivision, Phase Four, of record in Plat Book 7900, page 269, said Register's Office.

SAID Lot No. 2 fronts 45.31 feet on the northerly margin of Oak Barrel Drive and extends back 174.79 feet on the westerly line and 149.20 feet on the easterly line to a dead line in the rear, measuring 45.00 feet thereon.

BEING the same property conveyed to Donald J. Smith and Kim C Smith, husband and wife, by deed from Thomas V. Davis and wife, Angela S. Davis, formerly Angela S. Osing, of record in Book 9095, page 546, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7981, Page 478, Book 8038, Page 838, Book 8313, Page 17 and Book 8323, Page 410, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Donald J. Smith by Kim C. Smith as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 4913 Oak Barrel Drive, Antioch, TN 37013

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.

BOOK 10031 PG 505

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 22nd day of April, 1996.

Donald J. Smith
Donald J. Smith, By: Kim C. Smith, Atty-In-Fact

Kim C. Smith
Kim C. Smith

State of Tennessee
County of Davidson

On this 22nd day of April, 1996, before me the undersigned authority, personally appeared **Kim C. Smith**, 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: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

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: $ 123000.00

Donna S. Dau
Affiant

Sworn and subscribed before me on the 24th day of April, 1996.

Catherine M. Wood
Notary Public

My Commission Expires: 1-25-97

State of Tennessee
County of Davidson

BOOK 10031 PG 506

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kim C. Smith**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Donald J. Smith**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of April, 1996.



Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Donald J. Smith and Kim C. Smith

TO: Marvin D. Richardson and Sally L. Richardson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Kim C. Smith, Affiant

Sworn to and subscribed before me this

_____ day of April, 1996.

Notary Public

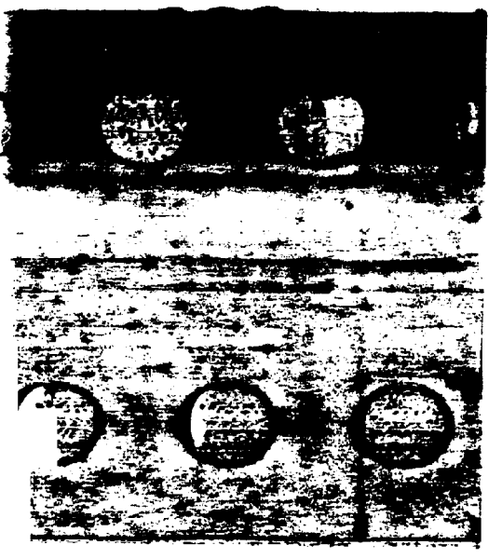
My Commission Expires:_____

5802 04/30 0101 03CHECK 468.10

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



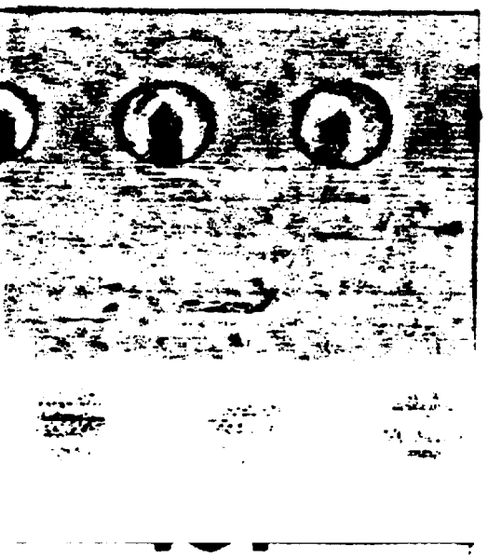
RECEIVED OF _____

FOR _____

BOOK 10031 PAGE 507

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	
				123000.00
			CON TX	455.10
			PRFEE	1.00
			MDEED	12.00
			TOTAL	468.10
			CHECK	468.10
04/30/96	01		12:50 0001	5802



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176396
IDENTIF. # REFERENCE

96 APR 30 PM 12:4
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1033845