0178157

IDENTIF. + REFERENCE

96 MAY -3 AM 9:44

REGISTER DAVIDSON COUNTY, TN.

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map & Parcel 161-11A-223

BOOK 10038 PG 320

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
SUNTRUST BANK, NASHVILLE	DARLA P. SMITH	SUNTRUST BANK, NASHVILLE
201 4th ave. north	434 Huntington Ridge Dr.	201 4th Ave. North
Nashville, TN 37230-5110	Nashville, TN 37211	Nashville, TN 37230

W A R R A N T Y D E E D

7567 05/03 0101 03CHECK 341.63

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, DALE M. LLEWELLYN CERMAK, have bargained and sold and by these presents do transfer and convey unto DARLA P. SMITH, her heirs and assigns forever, the following described property, to wit:

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. 223 on the plan of Huntington Ridge Townhouses, of record in Book 4675, page 9, Register's Office for said County, which plan is incorporated herein and made a part hereof by reference.

Being the same property conveyed to Dale M. Llewellyn Cermak, formerly Dale M. Llewellyn, by warranty deed from Robert M. O'Neal and wife, Maggie P. O'Neal, of record in Book 6276, page 624, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND I DO COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1996 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantee assuming responsibility for payment of the same.

2. All matters as shown on the Plan of record in Book 4675, page 9, Register's Office of Davidson County, Tennessee.

3. Restrictive covenants of record in Book 4729, page 687, as amended in Book 4889, page 905 and Book 5394, page 243, Register's Office of Davidson County, Tennessee.

4. By-Laws of record in Book 7423, page 762, Register's Office of Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

Glen Cermak, husband of Dale M. Llewellyn Cermak, joins in the execution of this instrument to convey all right, title and interest he may have in the subject property by virtue of his marriage to Dale M. Llewellyn Cermak.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 25th day of April, 1996.

Dale M. Llewellyn Cermak
DALE M. LLEWELLYN CERMAK

Glen Cermak
GLEN CERMAK

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DALE M. LLEWELLYN CERMAK and husband, GLEN CERMAK, 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 instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 25th day of April, 1996.

Stephanie A. Glenn
Notary Public

My Commission Expires:
11-18-1997

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

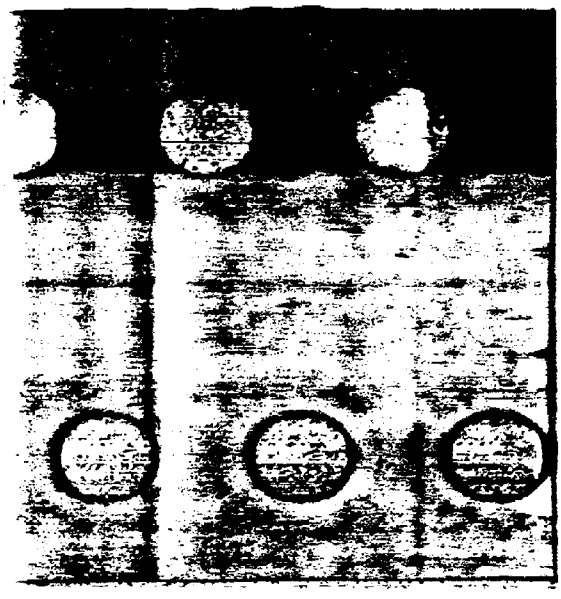
I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $89,900.00.

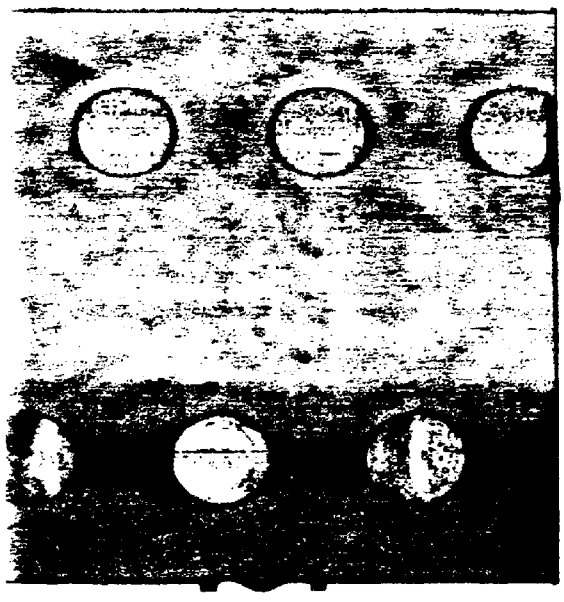
Darla P. Smith
Affiant

Sworn to and subscribed before me on this the 25th day of April, 1996.

Stephanie A. Glenn
Notary Public

My Commission Expires:
11-18-1997





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

RECEIVED OF _____

FOR _____

BOOK 10038 PG 322

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	89900.00
			CON TX	332.63
			PRFEE	1.00
			TDEED	8.00
			ERR	CO
			TDEED	8.00-
			WDEED	8.00
			TOTAL	341.63
			CHECK	341.63
05/03/96	01	09:47	0001	7667

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178157
IDENTIF. ↑ REFERENCE

96 MAY -3 AM 9:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1035696