BOOK 10071 PG 514

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James W. Smithey, Jr., et al 657 Mercer Drive Hermitage, TN 37076	Same as New Owner	Map 75-11 Parcel 69 Field Book 4D 67575

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CHERYL L. ELLER, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto JAMES W. SMITHEY, JR., a single man, and KATHY L. BENNETT, a single woman, as joint tenants with survivorship obtaining, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 402 on the Plan of Highlands of Tulip Grove, Section 3 of record in Book 4675 at page 140, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Cheryl L. Eller by deed from Roger K. Farmer and wife, Karen Sue Farmer, of record in Book 6638, page 185, Register's Office for said County.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 657 Mercer Drive, Hermitage, TN 37076.

By this conveyance, the GRANTEES intend that they shall own and hold title to the said property as joint tenants with survivorship obtaining and not as tenants in common--that is, in the event of the death of either of them the survivor shall own and hold title to the said property in fee simple, without any right, claim or demand on the part of the decedent's estate.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

96 JUN -4 AM 8:14
FELIX E. MARTIN, REGISTER
DAVIDSON COUNTY, TN.

0188234
IDENTIFICATION REFERENCE

1. Taxes for the year 1996, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to Restrictive Covenants of record in Book 4849, page 767 and Amended in Book 5020, page 58, Book 5028, page 357, Book 5545, page 321 and Book 6017, page 179, said Register's Office.

3. Subject to the Plan of record in Book 4657, page 140, said Register's Office, which shows an owner's certificate and a 30-foot minimum building setback line from Mercer Drive and a 10-foot easement for public utility and drainage purposes along the rear and northeasterly lines of said lot.

And I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on this the 30th day of May, 1996.

"GRANTORS" "GRANTEES"

Cheryl L. Eller
CHERYL L. ELLER

James W. Smithey Jr.
JAMES W. SMITHEY, JR.

Kathy L. Bennett
KATHY L. BENNETT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

8593 06/04 0101 03CHECK 323.50

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHERYL L. ELLER, JAMES W. SMITHEY, JR. and KATHY L. BENNETT, 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, at office, this the 30th day of May, 1996.

Patsy C. Dawson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

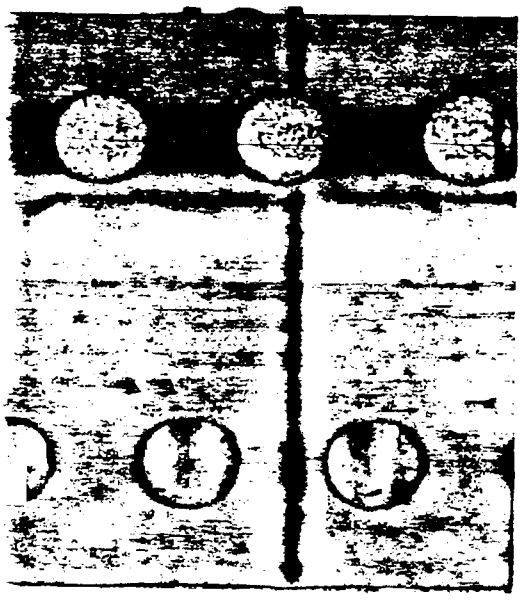
The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

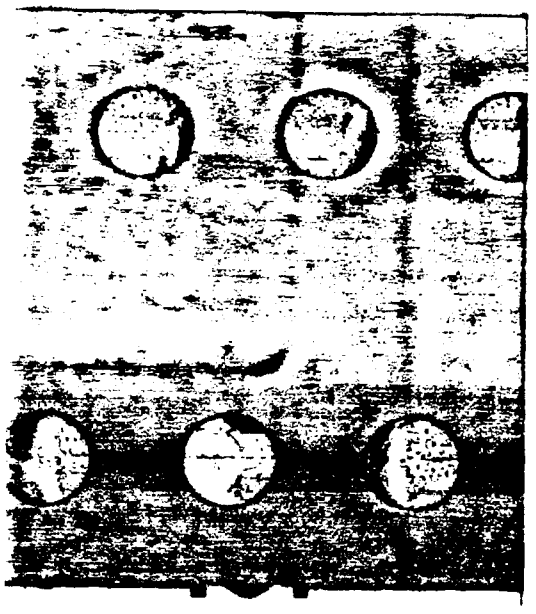
James W. Smithey Jr.
Affiant

Sworn to and subscribed before me, this the 30th day of May, 1996.

Patsy C. Dawson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10071 PG 516

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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50

06/04/96 01 08:15 0001 8593

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0188234
IDENTIF. ↑ REFERENCE

96 JUN -4 AM 8:14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1046475