OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

SV 2569059

BOOK 10085 PG 859

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 194,500.00

Claire F. Miley AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13th DAY OF June, 1996

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Supt # 9133

Marbut Glenn Gaston,Jr.,Lawyer, 2211 Crestmoor Rd.,Nashville,TN 37215.
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Claire F. Miley (NAME)	First American National Bank (NAME)	145-12-010
1020 Norfleet Dr. (ADDRESS)	First American Center (ADDRESS)	OH-12175
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 194,500.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Brian H. Smallwood and wife, Susan S. Smallwood

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Claire F. Miley

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being Lot No. 39 on the plan of Lakeview Manor, as of record at Book 2133, pages 39, 40 and 41, Register's Office for said County, to which plan reference is hereby made and the same incorporated for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book 7451 , page 839 , said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit: Restrictive covenants of record at Book 2150,page 534 and plan of record at Book 2133, pages 39,40 and 41, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1020 Norfleet Dr., Nashville, TN 37220
(House Number) (Street) (City) (State) (Zip)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of June, 1996.

Brian H. Smallwood

Susan S. Smallwood

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Book 10085 PG 859-A

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Brian H. Smallwood and wife, Susan S. Smallwood

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of June, 1996.

My Commission expires:
11-27-99

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

PICK-UP

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

_____
Notary Public

96 JUN 13 PM 2:29
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

019236

0981 0113 0101 03CHECK 721.65

OFFICIAL REC

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

RECEIVED OF _____

FOR _____

Book 10085 Page 859-B

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

CKMT
1500.00
CON TX 719.65
PRFEE 1.00
MDEED 8.00
TOTAL 728.65
CHECK 728.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1050901

MOSIC CITY PRINTING (615) 244-5522

OFFICIAL REC