0196312

IDENTIFICATION REFERENCE

BOOK 10097 PAGE 424

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: 37828
Dav. Co. File: Box 8

96 JUN 25 PM 12:35

FELIX A. ... DAVIDSON COUNTY REGISTER

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Renick M. Smith Mary F. Smith 7036 Bay Cove Trail Nashville, TN 37221	SUNTRUST BANK, NASHVILLE, N. A. 201 Fourth Avenue North Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 141-12-B-26

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 **Allison L. Tucker and spouse, Jeffrey T. Tucker,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Renick M. Smith and spouse, Mary F. Smith,** 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. 26 on the Plan of Phase One Southampton of record in Book 5200, page 464, Register's Office for said County.

SAID Lot No. 26 fronts 110.00 feet on the southerly margin of Bay Cove Trail and extends back 113.87 feet on the easterly line and 130.12 feet on the westerly line to a dead line in the rear, measuring 71.8 feet thereon.

BEING the same property conveyed to Allison L. Tucker and husband, Jeffrey T. Tucker by deed from Carol[illegible]n T. Bailey and husband, Jeffrey T. Tucker of record in Book 8745, page 34, Register's Office for Davidson County, Tennessee.

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 5971, Page 839 and by-laws in Book 6355, page 517, said Register's Office, and to the matters set forth in the referenced Plan of record.
This is improved property, known as: 7036 Bay Cove Trail, Nashville, TN 37221

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 this 18th day of June, 1996.

Allison L. Tucker

Jeffrey T. Tucker

State of Tennessee
County of Davidson

On this 18th day of June, 1996, before me the undersigned authority, personally appeared **Allison L. Tucker** and **Jeffrey T. Tucker**, 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.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ 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: $ 99900.00

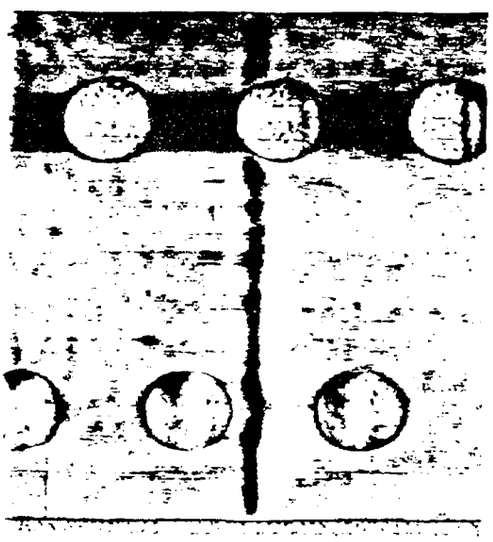
Affiant

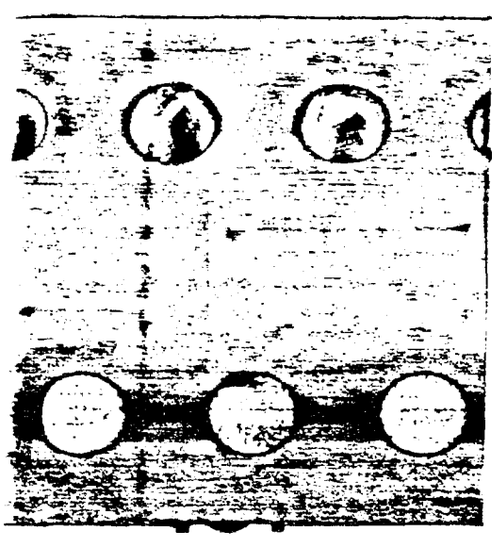
Sworn and subscribed before me on the 18th day of June, 1996.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

7392 06/25 0101 03CHECK 378.63





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

RECEIVED OF _____

FOR _____

BOOK 10097 PG 426

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 99900.00
				CON TX 369.63
				PRFEE 1.00
				WDEED 8.00
				TOTAL 378.63
				CHECK 378.63
06/25/96	01			12:38 0001 7392

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0196312
IDENTIF. # REFERENCE

96 JUN 25 PM 12:35

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1055160