BOOK 10098 PG 846

STATE OF TENNESSEE
COUNTY OF DAVIDSON

96-1479

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Verner Estelle Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 19 96.

Janis L. Duree
Notary Public

MY COMMISSION EXPIRES: 5/23/98

Mail

THIS INSTRUMENT WAS PREPARED BY

Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lonnie Edward Smith	OWNER	61-2
(NAME)	(NAME)	
409 Broadmoor Drive		159
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37216		12DZ 13835
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Minnie D. Russell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lonnie Edward Smith and wife, Verner Estelle Smith

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Barge, Waggoner & Sumner, Inc., dated January 21, 1964, being Lot No. 14, a part of the Sweeney-Clark Realty Company's property as follows:

Beginning in the north margin of Broadmoor Drive at the corner of Tracts No. 13 & 14; thence along the line between said tracts, North 8 degrees 29 minutes East 280.9 feet; thence South 32 degrees 42 minutes East 96.2 feet to a monument; thence South 72 degrees 18 minutes East 45 feet to the corner of Tracts No. 14 & 15; thence with the line of said tracts South 10 degrees 47 minutes West 203.4 feet to the north margin of Broadmoor Drive; thence with said Drive, westerly 100 feet to the point of beginning.

BEING the same property conveyed to Minnie D. Russell, unmarried, by deed from Dan M. Russell, filed of record in Book 7502, page 451, Register's Office for Davidson County, Tennessee.

Minnie Russell and Minnie D. Russell being one and the same person.

This is improved property known as 409 Broadmoor Drive, Nashville, TN 37216

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 we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our 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. 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 her hand this 21st day of June, 19 96.

Minnie D. Russell by Mary Brewer, attorney in fact
Minnie D. Russell

BOOK 10098 PG 847

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Diane Drennan, to me known to be the person who executed the foregoing instrument on behalf of Minnie Russell, and who acknowledged that he/she executed the same as the free act and deed of the said Minnie Russell.

Witness my hand and official seal at Goodlettsville, Tennessee, this 21st day of June, 1996.

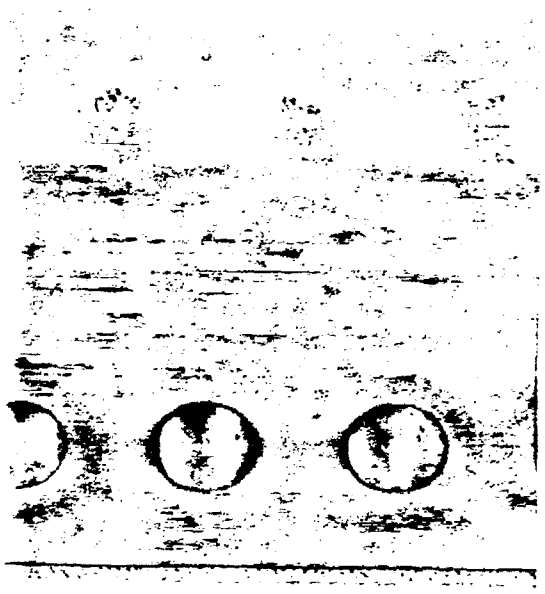
NOTARY PUBLIC

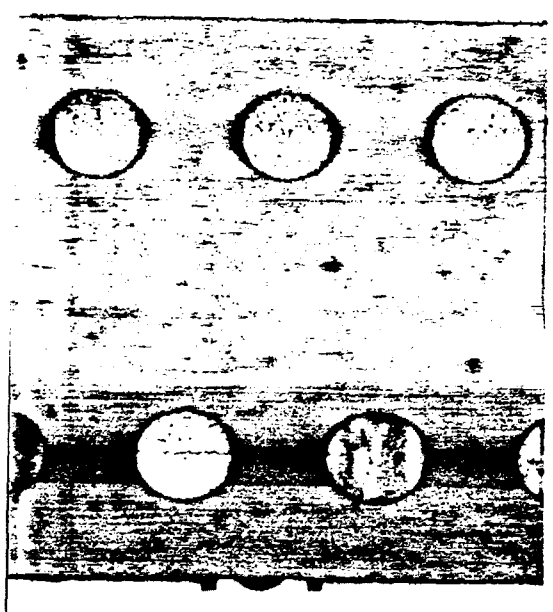
My Commission Expires: 5/23/98.

0196630
IDENTIFICATION REFERENCE

96 JUN 26 AM 9:47
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7721 06/26 0101 03CHECK 386.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10098 PG 848

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	
				102000.00
			CON TX	377.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	386.40
			CHECK	386.40
06/26/96	01		09:51 0001	7721

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0196630
IDENTIF. ↑ REFERENCE

96 JUN 26 AM 9:4
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1055481