FOR RECORDING PURPOSES

LTIC File Number: 32457

49

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transaction is $305,000.00

Subscribed and Sworn to before me, a NOTARY PUBLIC AT LARGE, Affiant, the 15th day of July, 1996.

Notary Public

Commission Expires: My Commission Expires Dec. 20, 1999

BOOK 10121 PG 413

THIS INSTRUMENT WAS PREPARED BY
Lawyers Title Insurance Corporation
424 Church Street, Suite 200, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Denise Marie Smith 208 MOCKINGBIRD ROAD NASHVILLE, TENNESSEE 37205	SAME	103-12-162

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John Page Davidson and Nina Haas n/k/a Nina Haas Davidson

HEREINAFTER CALLED THE **GRANTORS**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Denise M. 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 Davidson County, Tennessee, being Lot No. 7 of Block "D", on the Plan of Cherokee Park, as shown on plat of record in Plat Book 547, page 169 and 170, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to John Page Davidson and Nina Haas n/k/a Nina Haas Davidson, by Deed of Record in Book 8073, page 648, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and restrictions of record and taxes for current year.

0203768
IDENTIF. & REFERENCE

96 JUL 15 PM 2:51

5450 07/15 0101 03CHECK 1137.50

THIS IS (XX) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS 208 Mockingbird Road (HOUSE NUMBER) (STREET) Nashville, Tennessee 37205 (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, 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. Whenever 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, this 15th day of July, 19 96.

John Page Davidson

Nina Haas Davidson by John Page Davidson Attorney in fact
Attorney-in-fact

BOOK 10121 PG 414

STATE OF TENNESSEE
COUNTY OF Davidson

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

John Page Davidson

the bargainor(s), 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.

THOMAS H. SCOTT NOTARY AT LARGE RUTHERFORD CO. TN

Witness my hand and official seal at office at Nashville, Tennessee on this the 15th day of July, 19 96.

Commission Expires: My Commission Expires Dec. 20, 1999

Thomas H. Scott
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of JULY 1996, before me personally appeared JOHN PAGE DAVIDSON, to me known to be the person who executed the foregoing instrument in behalf of NINA HAAS DAVIDSON and acknowledged that he executed the same as the free act and deed of the said NINA HAAS DAVIDSON

THOMAS H. SCOTT NOTARY AT LARGE RUTHERFORD CO. TN

My Commission Expires My Commission Expires Dec. 20, 1999

Thomas H. Scott
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared

with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the _____ of _____, a corporation, and that as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

Commission Expires: _____

_____
Notary Public

FURNISHED BY:
Lawyers Title Insurance Corporation

424 Church Street, Suite 200
Nashville TN 37219

104 Woodmont Blvd., Suite 201
Nashville TN 37205

WARRANTY DEED

FROM:

TO:

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10121 PG 415

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 305000.00	
			CON TX 1128.50	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 1137.50	
			CHECK 1137.50	
		07/15/96	01 14:58 0001 5450	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0203768
IDENTIF. # REFERENCE

95 JUL 15 PM 2:54

REGISTER
DAVIDSON CO. TN.

No. 1063126