File Box 29

BOOK 10122 PG 191

STATE OF TENNESSEE 6953
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,500.00

Tonda Ruth McKay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 19 96.

Notary Public

MY COMMISSION EXPIRES: March 27, 1999

**THIS INSTRUMENT WAS PREPARED BY**
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Tonda Ruth McKay | Pacific Southwest Bank | 71-4-61 |
| (NAME) | (NAME) | |
| 2520 Jones Avenue | 4144 N. Central Expwy, Suite 160 | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRES) | |
| Nashville, TN 37207 | Dallas, TX 75204 | |
| (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, Ronald C. Smith and wife, Linda W. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tonda Ruth McKay, unmarried

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. 320 on the Plan of Joywood Heights, Section II, of record in Book 1130, pages 92 and 93, Register's Office for Davidson County, Tennessee, to whch plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Ronald C. Smith, married, by deed from Hayes M. Beard and wife, Betsy H. Beard, filed of record in Book 9818, page 695, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

0201028

RECEIVED FOR REFERENCE
96 JUL 16 AM 10:51
ELLIE Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 2520 Jones Avenue, Nashville, TN 37207

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 their hands this 11th day of July, 19 96.

Ronald C. Smith

Ronald C. Smith

Linda W. Smith

Linda W. Smith

6953

BOOK 10122 PG 192

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

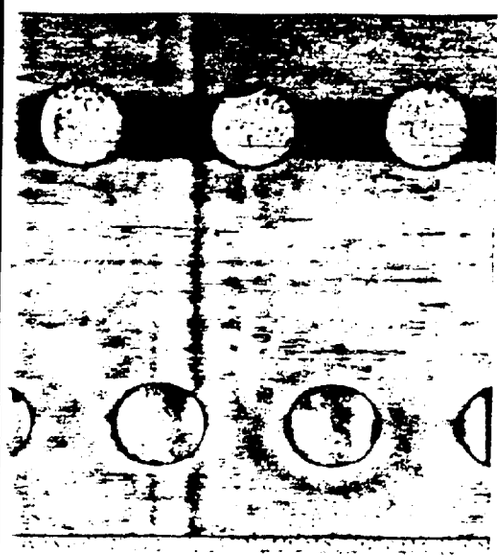
Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named

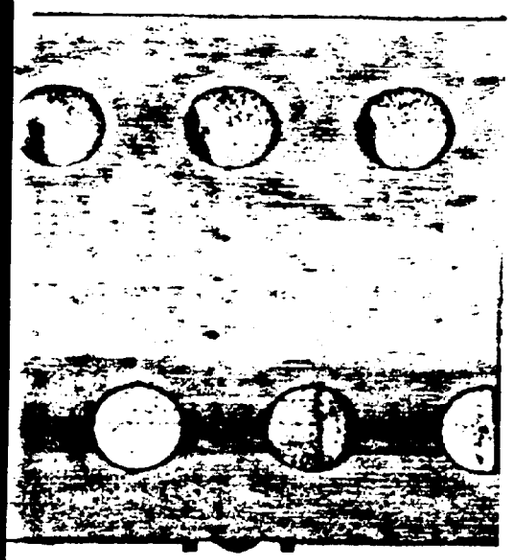
Ronald C. Smith and wife, Linda W. Smith

the bargainors, 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 and official seal at Nashville, Tennessee, this 11th day of July, 1996.

My commission expires March 27, 1999

Ollie Mai Parsley
Notary Public





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10122 PG 193

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

| | |
|---|---|
| DEED | 53500.00 |
| CON TX | 197.95 |
| PRFEE | 1.00 |
| MDEED | 8.00 |
| TOTAL | 206.95 |
| CHECK | 206.95 |

[illegible] 96 10:56 0001 5726

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0204028
IDENTIF. & REFERENCE

96 JUL 16 AM 10:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1063396