505

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 10131 PG 68

ADDRESS NEW OWNER:
Baxter Glen Smith
111 Valeria St.
Nashville, Tennessee 37210

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Pacific Southwest Bank
4144 N. Central Expwy, Suite 900
Dallas, Texas 75204

MAP AND PARCEL:
MAP 119-1
GROUP
PARCEL 489

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Brenda G. Hinson, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Baxter Glen Smith, an unmarried person, hereinafter called the Grantee, his 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. 86 on the Map of Subdivision of Lot No. 7, 8, 9, and 10, and parts of Lot Nos. 6, 11, 12, and 13, Cumberland Nurseries, as of record in Book 332, page 36, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 86 fronts 50 feet on the southerly side of Valeria Street and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Brenda G. Hinson, unmarried by deed from BiRite Foods, Inc., as of record in Book 7236, page 316, Register's Office for Davidson County, Tennessee.

This is improved property known as 111 Valeria St., Nashville, TN 37210.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to the 1996 taxes and subsequent years taxes thereafter.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Baxter Glen Smith, an unmarried person, his heirs and assigns, forever; and I, Brenda G. Hinson, an unmarried person, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 18th day of July, 1996. BOOK 10131 PG 69

Brenda G. Hinson

Brenda G. Hinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Brenda G. Hinson, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 18th day of July, 1996.

NOTARY PUBLIC

My Commission Expires: 11/20/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 34,000.00.

AFFIANT

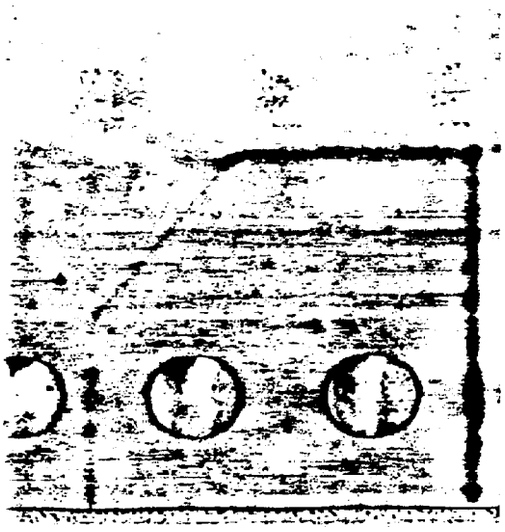
Subscribed and sworn to before me this 18th day of July, 1996.

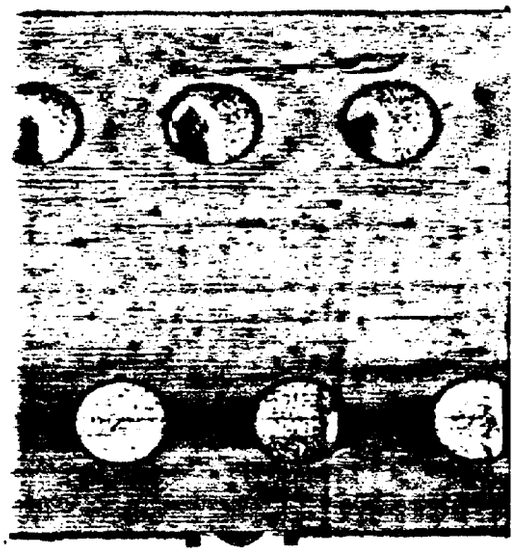
NOTARY PUBLIC
My Commission Expires: 11/20/96

0206886
IDENTIFICATION REFERENCE

96 JUL 24 PM 2:31
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3813 07/24 0101 03CHECK 134.80





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

RECEIVED OF _____

FOR _____

BOOK 10131 PG 70

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	34000.00
CON TX	125.80
PRFEE	1.00
WDEED	8.00
TOTAL	134.80
CHECK	134.80

07/24/96 01 14:42 0001 8813

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0206886
IDENTIFICATION REFERENCE

96 JUL 24 PM 2:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1066438