BOOK 10135 PG 574

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BOX

THIS INSTRUMENT PREPARED BY: **George W. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $143,000.00. Amy Michele Ewing **Affiant** Subscribed and sworn to before me, this 15th day of July, 1996. Notary Public My Commission Expires: 11-30-99

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Amy Michelle Ewing	Union Planters National Bank	
740 Branch Creek	401 Union Street	103-10-015
Nashville, TN 37209	Nashville, TN 37219	8DA 57013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID WILLIAM SMITH AND WIFE, DENISE MARIE SMITH,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **AMY MICHELLE EWING,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Brookside Courts, Addition No. 3 of record in Book 8135, page 107, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David William Smith and wife, Denise Marie Smith by quitclaim deed from Wesley D. Turner, Trustee, of record in Book 8077, page 347, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1835, page 107, Register's Office for said County.

3. A permanent easement for driveway purposes as set forth in Book 5268, page 676; Book 5279, page 754 and Book 5293, page 677, Register's Office for said County.

This is improved property known as 740 Branch Creek Road, Nashville, TN 37209.

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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of July, 1996.

David William Smith

Denise Marie Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID WILLIAM SMITH,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of July, 1996.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DENISE MARIE SMITH,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of July, 1996.

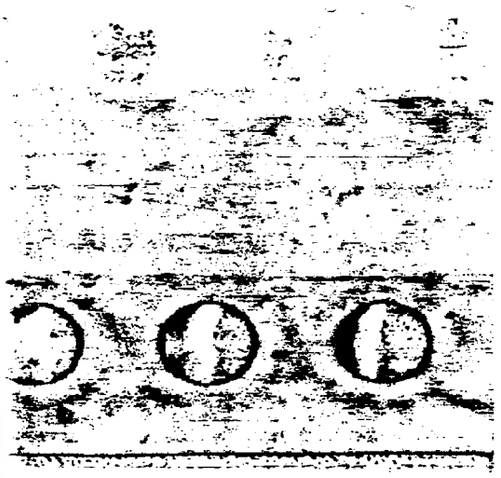
Notary Public

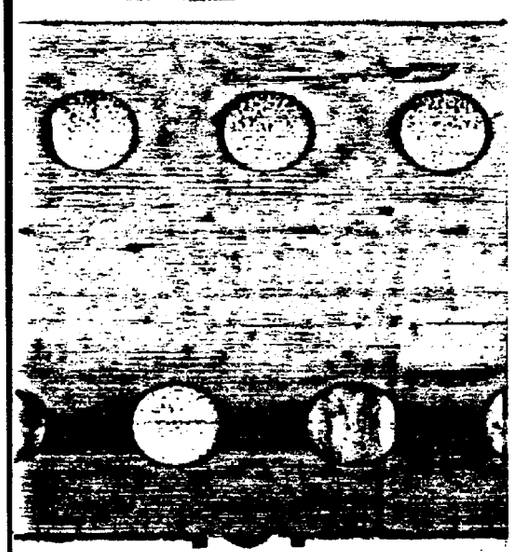
My Commission Expires: 11/27/99

02208279
IDENTIF. ↑ REFERENCE

96 JUL 29 PM 1:05
FELIX Z. [illegible]
DAVIDSON COUNTY, TN

537.5 07/29 0104 03CHECK 538.10





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

RECEIVED OF _____

FOR _____

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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
				143000.00
				CON TX 529.10
				PRFEE 1.00
				WDEED 8.00
				TOTAL 538.10
				CHECK 538.10
07/29/96		01		13:04 0001 0316

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0208279
IDENTIF. ↑ REFERENCE

96 JUL 29 PM 1:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1067919