0213285

IDENTIF. # REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jb) Title No: 38045
Dav. Co. File: Box 8

96 AUG -9 PM 2:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10152 PG 673

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rhonda M. Bingham 4712 Hazelwood Circle Nashville, Tennessee 37220	Leader Federal Bank for Savings 158 Madison Avenue Memphis, Tennessee 38101-0275

TAX MAP-PARCEL NUMBERS: 132-14-72

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anne B. Koellein, Mary B. Johnson,and Henry Burkitt, Jr.,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rhonda M. Bingham, and spouse, Willie Guice Smith, III,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 3 on the revised plan of Hazlewood of record in Book 2133, page 86 and amended in Book 2133, page 97, Register's Office for said County.

SAID Lot No. 3 fronts 190.0 feet on the easterly margin of Hazlewood Circle also known as Hazelwood Circle and extends back 234.3 feet on the northerly line and 234.9 feet on the southerly line to a dead line in the rear, measuring 190.0 feet thereon.

BEING the same property conveyed to Frances A. Burkitt by deed from Glencliff Homes, Inc., a Tennessee Corporation of record in Book 2278, page 475, Register's Office for said County. Frances A. Burkitt has since died, unmarried and testate. By will of record in Will Book 206, page 495 Probate Court Clerk's Office for Davidson County, Tennessee, the said Frances A. Burkitt divised subject property to Anne B. Koellein, Mary B. Johnson and Henry Burkitt, Jr.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 2242 Page 64 said Register's Office, and to the matters set forth in the referenced Plan of record.
This is improved property, known as: 4712 Hazelwood Circle, Nashville, Tennessee 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee,

Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of August, 1996.

Anne B. Koellein
Anne B. Koellein

Mary B. Johnson
Mary B. Johnson

Henry Burkitt Jr.
Henry Burkitt, Jr., By: Mary B. Johnson, Atty-In-Fact

Mary B. Johnson
Mary B. Johnson, Executrix

State of Tennessee
County of Davidson

On this 8th day of August, 1996, before me the undersigned authority, personally appeared **Anne B. Koellein** and **Mary B. Johnson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 190000.00

Rhonda M. Bingham
Affiant

Sworn and subscribed before me on the 8th day of August, 1996.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

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 **Mary B. Johnson**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Henry Burkitt, Jr.**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 8th day of August, 1996.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Anne B. Koellein, Mary B. Johnson and Henry Burkitt, Jr.

TO: Rhonda M. Bingham

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Mary B. Johnson, Affiant

Sworn to and subscribed before me this

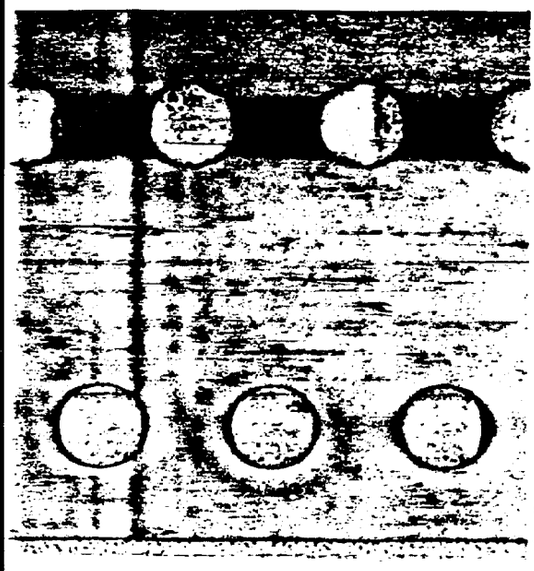
8th day of August, 1996.

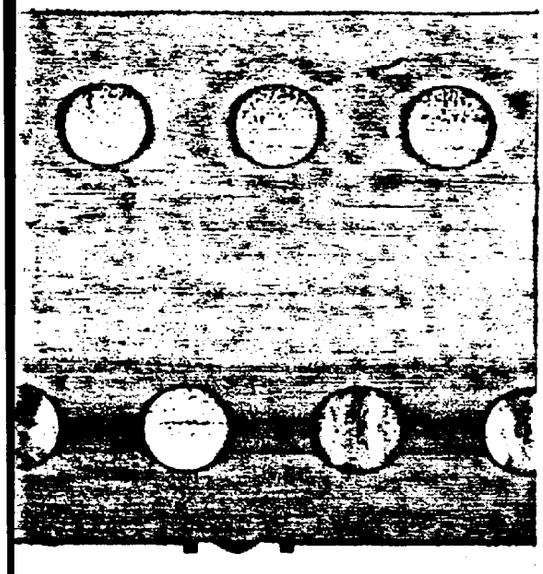
Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

5675 08/09 0101 03CHECK 716.00





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

RECEIVED OF _____

FOR _____

BOOK 10152 PG 676

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	
				190000.00
			CON TX	703.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	716.00
			CHECK	716.00
08/09/96	01		14:51 0001	5675

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 13285 ← REFERENCE IDENTIF.

96 AUG -9 PM 2:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1018272