0216710

IDENTIFICATION REFERENCE
MAIL ENV BOOK 10163 PG 174

This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
339 Main Street
Franklin, Tn. 37064

96 AUG 21 PM 12:23

REGISTER
DAVIDSON COUNTY, TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Langley F. Siekiersky 915 Hammack Drive Nashville, TN 37014	First Trust Mortgage Company P. O. Box 17257 Memphis, TN 38187-0257	108 16-0-341.00

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 considerations, the receipt of which is hereby acknowledged, we, **Mary J. Smith, a single person,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Langley F. Siekiersky, a single person,** hereinafter called the Grantees, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> LAND in Davidson County, TN, being Lot No. 171-B on the Plan of Zone Lot Division, Percy Priest Woods, Section IV, Lots 164-171, of record in Plat Book 6250, page 901, amending Book 6250, pages 356 and 357, Register's Office of Davidson County, TN.
> SAID Lot No. 171-B fronts 41.00 feet on the northerly margin of Hammack Drive and extends back 170.52 feet on the southerly line and 180.00 feet on the northerly line to a solid line in the rear, measuring 42.08 feet thereon.
>
> Being the same property conveyed to Mary J. Smith, a single person by deed from W. Ralph Fletcher, Jr. & wife, Kathryn H. Fletcher of record in Book 9659, page 473, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 1996 Taxes are a lien, but not yet due and payable.
2. Restrictive covenants in Book 5984, page 865, Book 6020, page 270, and Book 6097, page 11, RODC, TN.
3 All matters of record in Book 6250, page 901, RODC, TN.

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, his heirs and assigns, forever;

AND WE COVENANT with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This improved property is known as: 915 Hammack Drive, Nashville, TN 37214.

WITNESS OUR HANDS THIS 15th DAY OF AUGUST, 1996 IN FRANKLIN, TENNESSEE.

Mary J. Smith
SELLER: Mary J. Smith

Pat Ross
By Pat Ross, Attorney in Fact**

**See Power of Attorney being recorded simultaneously with this instrument.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Mary J. Smith,** the within named bargainor(s) with whom I am personally acquainted and who acknowledge that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 15th day of August, 1996 in Franklin, TN.

Margaret Ann Smith
Notary Public

My Commission Expires: 4/1/97

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater , for this transfer is $80,000.00.

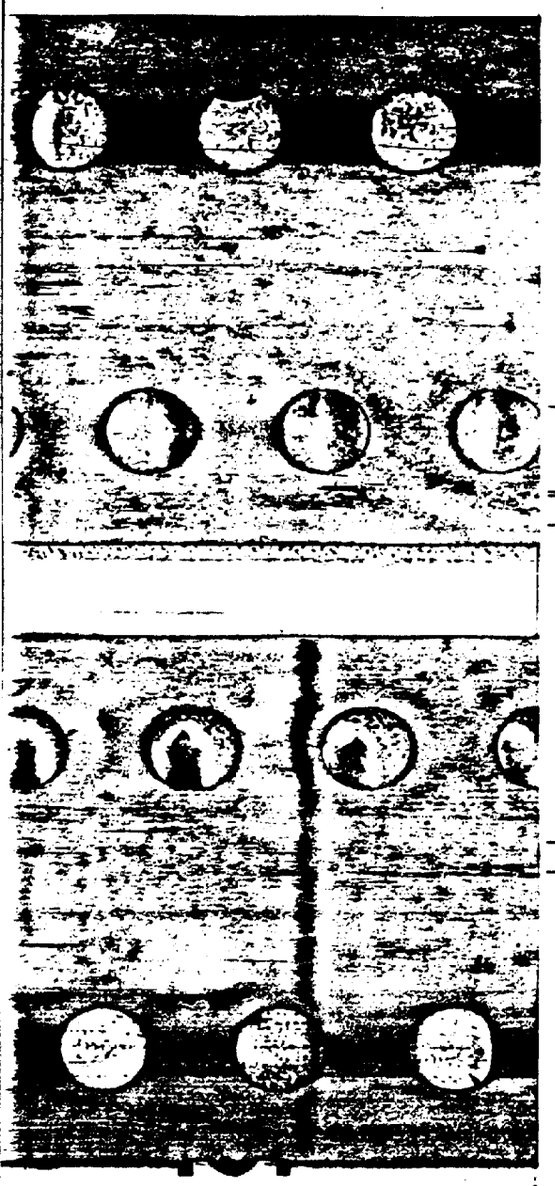
AFFIANT

Sworn to and subscribed to me, the undersigned, this 15th day of August, 1996, in Franklin, Tennessee.

Margaret Ann Smith
NOTARY PUBLIC

My Commission Expires: 4/1/97

9343 08/21 0101 03CHECK 305.00



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

RECEIVED OF _____

FOR _____

BOOK 10163 PG 176

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 80000.00
				CON TX 296.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 305.00
				CHECK 305.00
08/21/96	01			12:25 0001 9343

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02167710
IDENTIF. ↑ REFERENCE

96 AUG 21 PM 12:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1021903