BOOK 10167 PG 526 0218186 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

96 AUG 26 PM 1:26

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 38159
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Timothy A. Smith<br>Stacey G. Smith<br>7009 Cotton Blossom Lane<br>Nashville, TN 37221 | First Union Mortgage Corporation<br>P.O. Box 96001<br>Charlotte, NC 28296-0001 |

**TAX MAP-PARCEL NUMBERS: 141-15-A-012 09D 68452**

# *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 **George D. Prentice and spouse, Erin O. Prentice,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy A. Smith and spouse, Stacey G. Smith,** 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. 84 on the plan of Section I, Rolling River Estates of record in Book 4460, page 27, Register's Office for said County.

SAID Lot No. 84 fronts 106.33 feet on the broken northerly margin of Cotton Blossom Lane and extends back 173.68 feet on the easterly line and 165.00 feet on the westerly line to a dead line in the rear, measuring 130.00 feet thereon.

BEING the same property conveyed to George D. Prentice and wife, Erin O. Prentice by deed from William E. Cothran and wife, Joan A. Cothran of record in Book 9174, page 307, Register's Office for Davidson County, Tennessee.

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

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4892, Page 689, By-Laws of record in Book 4892, page 679, Book 8276, page 552, Book 4788, page 950 and Book 4871, page 640, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of George D. Prentice and Erin O. Prentice by Eric T. Grasman as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

**This is improved property, known as:** 7009 Cotton Blossom Lane, Nashville, TN 37221

**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 23rd day of August, 1996.

**George D. Prentice, By: Eric T. Grasman, Atty-In-Fact**

**Erin O. Prentice, By: Eric T. Grasman, Atty-In-Fact**

**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: $ 133000.00

Affiant

Sworn and subscribed before me on the 23rd day of August, 1996.

Notary Public

My Commission Expires: _____

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

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 **Eric T. Grasman**, 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 **George D. Prentice and Erin O. Prentice**, 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 23rd 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: George D. Prentice and Erin O. Prentice**

**TO: Timothy A. Smith and Stacey G. Smith**

## 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.

**Eric T. Grasman, Affiant**

Sworn to and subscribed before me this

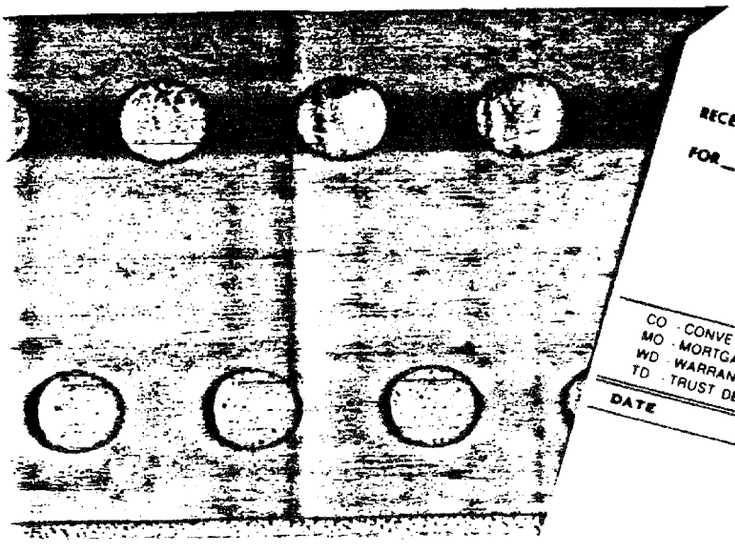
23rd day of August, 1996.

Notary Public

My Commission Expires:_____

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

9890 08/26 0101 03CHECK 505.10



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

RECEIVED OF _____

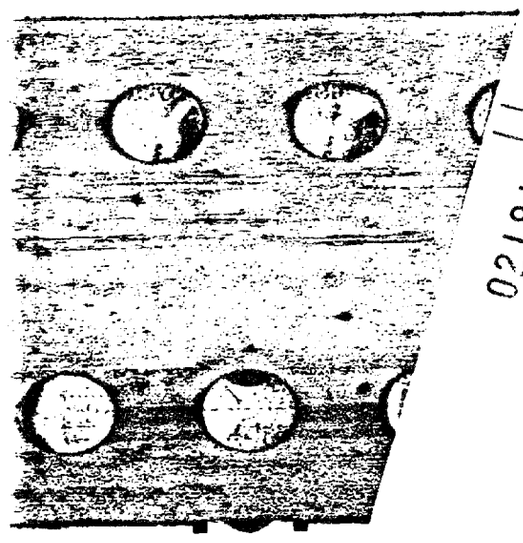
FOR _____

BOOK 10167 PG 529

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | AMT | TOTAL PAID |
|---|---|---|---|---|---|
| | | | | CON TX | 133000.00 |
| | | | | PRFEE | 492.10 |
| | | | | WDEED | 1.00 |
| | | | | TOTAL | 12.00 |
| 08/26/96 | | | 01 | CHECK | 505.10 |
| | | | | 13:27 0001 | 0880 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0218186
IDENTIFICATION REFERENCE

96 AUG 26 PM 1:28
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1023424