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: 38173
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dudley D. Smith Julie S. Smith 3416 Hampton Avenue Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-6-55

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 **Michael Weesner and Martha Weesner, Co-Executors under the Last Will and Testament of Lydia D. Weesner,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dudley D. Smith and spouse, Julie S. 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 the easterly 110 feet of the westerly 240 feet of the northerly part of Lot No. 13 on the Plat of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May 1910, as follows:

BEGINNING on the northerly margin of Hampton Avenue at a point 960 feet west of the center line of 23rd Avenue South; thence with the northerly margin of Hampton Avenue westwardly 110 feet; thence northwardly and parallel with the dividing line between Lots Nos. 12 and 13, 344 feet, more or less, to the southerly line of Lot No. 7; thence with said line eastwardly 110 feet;l thence southwardly 344 feet, more or less, to the beginning.

BEING the same property conveyed to R. W. Weesner and wife, Lydia Weesner by deed from Dorothy Mims Mittwede of record in Book 4637, page 386, Register's Office for said County. R. W. Weesner died, on or about 2/5/89, leaving Lydia Weesner, surviving tenant by the entirety. Lydia Weesner subsequently died. By will of record in Will Book 194, page 60 Probate Court Clerk's Office for Davidson County, Tennessee, the said testatrix empowered the named Co-Executors, Michael Weesner and Martha Weesner with full power to convey subject property. Letters testamentary were granted to Michael Weesner and Martha Weesner by said Court Clerk's Office in Minute Book 388, page 451.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 3416 Hampton Avenue, Nashville, Tennessee 37215

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 20th day of September, 1996.

Co-Exec. Co-Executor

Michael Weesner, Co-Executor **Martha Weesner, Co-Executor**

State of Tennessee
County of Davidson

On this 20th day of September, 1996, before me the undersigned authority, personally appeared **Michael Weesner** and **Martha Weesner**, 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.

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

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 436470.00

Affiant

Sworn and subscribed before me on the 20th day of September, 1996.

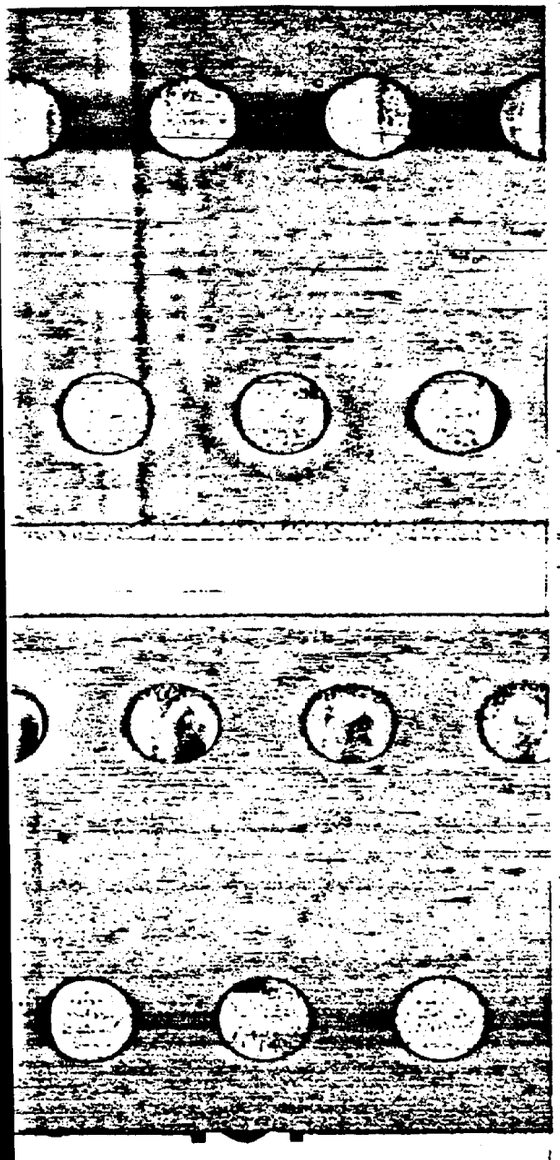
PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

0227871
IDENTIFICATION REFERENCE

96 SEP 23 AM 9:50
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

1285 09/23 0101 03CHECK 1623.



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

RECEIVED OF _____

FOR _____

BOOK 10198 PG 830

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 436470.00
				CON TX 1614.94
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1623.94
				CHECK 1623.94
09/23/96	01			09:52 0001 1285

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227871
IDENTIF. ↑ REFERENCE

96 SEP 23 AM 9:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1033696