Box 50 B

BOOK 10209 PG 366

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: November 20, 1996
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stuart Smith (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	MAP 130-05
1109 Nichol Lane (ADDRESS)	P.O. Box 305110 (ADDRESS)	PARCEL 132
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, First Union National Bank of Tennessee as Trustee, Estate of Jessie S. Keeling, and Louise A. Keeling

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stuart Smith and wife, Lynne Smith

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 18 of Block 5 on the Map of the Highlands of Belle Meade, as of record in Book 547, page 180, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jessie S. Keeling, by deed from Samuel Benjamin Fowler, III and wife, Lindad Faw Fowler, of record in Book 9042, page 212, said Register's Office. The said Jessie S. Keeling having since died.

0231350

IDENTIFICATION REFERENCE

98 OCT -1 0:10:57

unimproved ( )
This is improved (X) property, known as 1109 Nichol Lane, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 27th day of September 19 96

First Union National Bank of Tennessee, as Trustee
By: David Holmes
David Holmes, Asst. Vice President

The Estate of Jessie S. Keeling
by: Louise A. Keeling, Executrix

Louise A. Keeling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louise A. Keeling, Executrix for the Estate of Jessie S. Keeling

the bargainor, S.C.T., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of September, 19 96.

Commission expires November 20, 1996

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

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 Louise A. Keeling, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfacotry evidence, and who acknowledged that she executed the within instrument for the purpose therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of September, 1996.

Notary Public

My Commission Expires: Nov 20, 1996

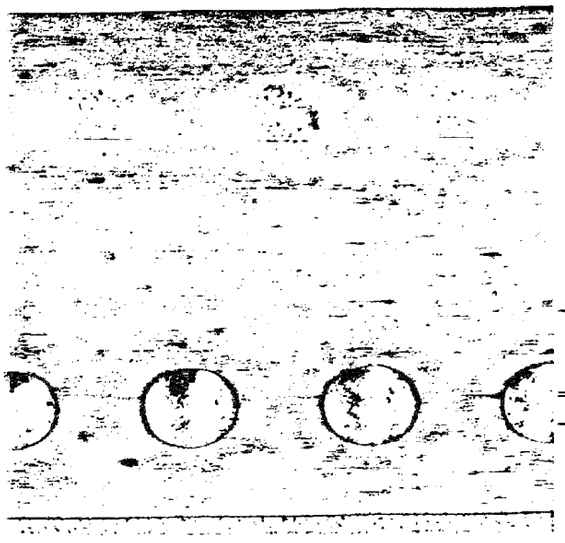
STATE OF TENNESSEE
COUNTY OF DAVIDSON

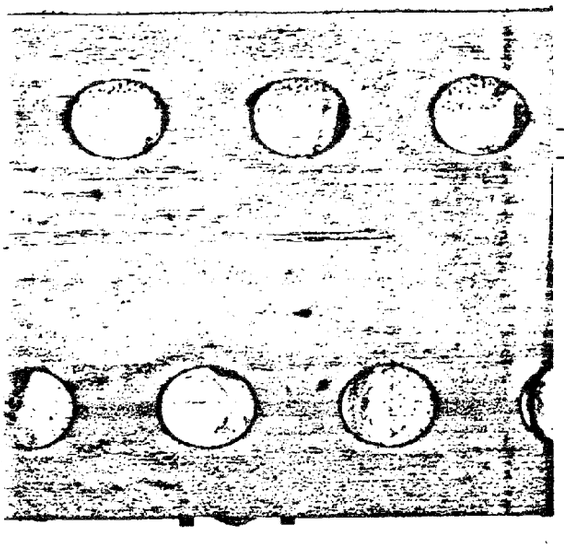
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Holmes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Asst. Vice President of First Union National Bank of Tennessee, Trustee under the Last Will and Testament of Jessie B. Keeling, deceased, the within named bargainor, and that he as such Asst. Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Asst. Vice President of First Union National Bank of Tennessee. Witness my hand and official seal at Nashville, Tennessee, this 27th day of September, 1996.

Notary Public

My Commission Expires: Nov 20, 1996

MTG 10/01 0101 03CHECK 1063.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10209 PG 368

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 285000.00
				CON TX 1054.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1063.50
				CHECK 1063.50
10/01/96		01		11:00 0001 4955

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0231350 IDENTIFICATION REFERENCE

96 OCT -1 AM 10:57

№ 1072045

No. [redacted]