0231848

BOOK 10211 PG 612 IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
96 OCT -2 AM 10:43
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 38294
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Wilson Enterprises, Inc. 302 42nd Avenue, North, Suite 200 Nashville, TN 37209	SAME

TAX MAP-PARCEL NUMBERS: 91-5-218 08DA 28831

WARRANTY DEED

5484 10/02 0101 003CHECK 133.20

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 **William R. Smith and spouse, Judith S. Smith,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wilson Enterprises, Inc., a Tennessee corporation,** 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. 12 on the plan of Section 2 Mosswood Heights of record in Book 4175, page 155, Register's Office for said County.

SAID Lot No. 12 fronts 51.0 feet on the westerly margin of Nashua Lane and extends back between parallel lines 125 feet to a dead line.

BEING the same proprty conveyed to William R. Smith and wife, Judith S. Smith by deed from William & Lee, Inc. of record in Book 4540, page 102, Register's Office for said County. The said Judith S. Smith has since had a guardian ad-litem appointed by the Probate Court for Davidson County, Tennessee Docket No. 94086. By order of record in Minute Book 410, page 631, said Probate Court Clerks Office. (A certified copy of which is of record in Book 10202, page 236, said Register's Office). The proposed conveyance was approved.

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

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of William R. Smith by Guardianship and Trusts Corporation as Attorney in Fact pursuant to a Power of Attorney of record in Book 10202, page 238, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference. This instrument is executed on behalf of Judith S. Smith by Guardianship and Trusts Corporation as Conservator by Order of the Probate Court of Davidson County, Tennessee, of record ij Book 10202, page 236, Register's Office for Davidson County, Tennessee. 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: 603 Nashua Lane, Nashville, TN 37209

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 1st day of October, 1996.

William R. Smith, By: Guardianship and Trusts Corporation, Atty-In-Fact

BY: _____
Peggy C. Steele, Vice-President

BY: _____
Kenneth C. Winter, Acting Executive-Director

Judith S. Smith, By: Guardianship and Trusts Corporation, as Conservator

BY: _____
Peggy C. Steele, Vice-President

BY: _____
Kenneth C. Winter, Acting Executive-Director

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: $ 46000.00

_____
Affiant

Sworn and subscribed before me on the 1st day of October, 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 Peggy C. Steele and Kenneth C. Winter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Vice-President and Acting Executive Director, respectively, of **Guardianship and Trusts Corporation**, the within named bargainor, a corporation, and who acknowledged the execution of the within instrument on behalf of **William R. Smith**, as Attorney-in-Fact and on behalf of **Judith S. Smith** as Conservator, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of October, 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: William R. Smith and Judith S. Smith

TO: Wilson Enterprises, Inc.

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.

Guardianship and Trusts Corporation, Affiant

BY: _____
Peggy C. Steele, Vice-President

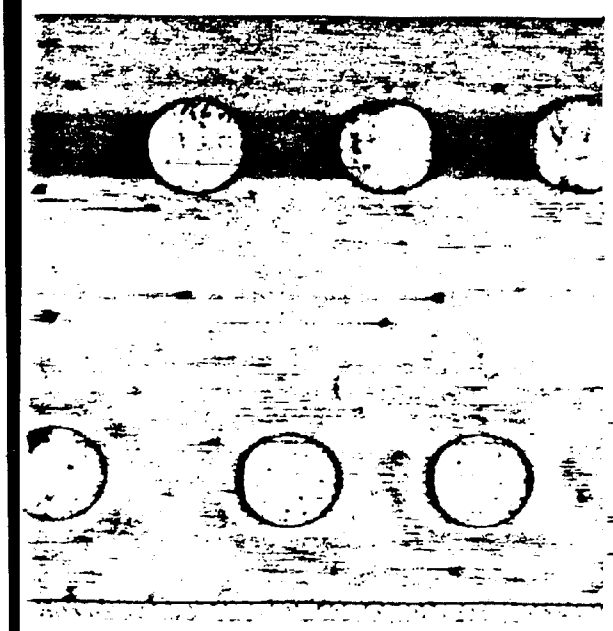
BY: _____
Kenneth C. Winter, Acting Executive Director

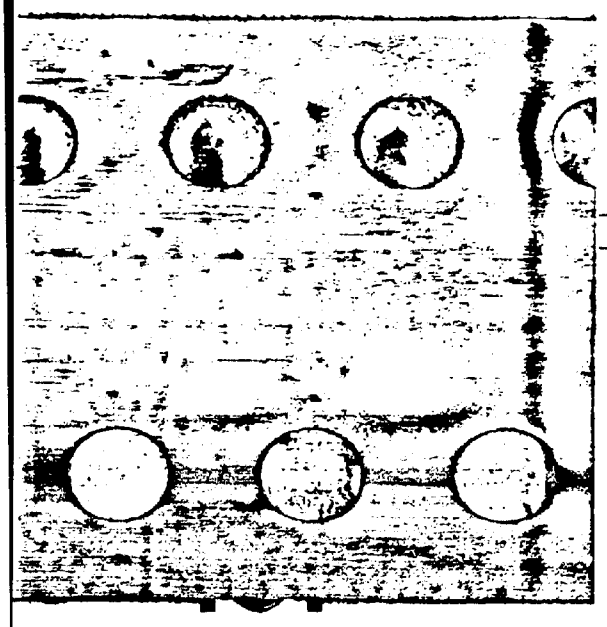
Sworn to and subscribed before me this 1st day of October, 1996.

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

Notary Public

My Commission Expires:_____





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10211 PG 615

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	46000.00
CON TX	170.20
PRFEE	1.00
WDEED	12.00
TOTAL	183.20
CHECK	183.20

10/02/96 01 10:45 0001 5484

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0231848
IDENTIFICATION REFERENCE

96 OCT -2 AM 10:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1072566

No. [redacted]