1413 Stainback

(1) Box 10

WARRANTY DEED

BOOK 10236 PG 313

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS
~~$34,500.00~~ 34,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October, 19 96

Notary Public

MY COMMISSION EXPIRES: 2/19/98
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
SERVICE TITLE & ESCROW COMPANY, INC.,
4721 TROUSDALE DRIVE, SUITE 216, NASHVILLE, TENNESSEE 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Affiliated Building Services, Inc.	SAME	Map 71
4721 Trousdale Dr. Ste 216		Group 11
Nashville, TN 37220		Parcel 264

FOR AND IN 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, STANLEY T. SMITH and wife, LESA C. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AFFILIATED BUILDING SERVICES, INC.

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:

Being Lot Nos. 60 and 61 on the plan of The Highland Company's Subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Stanley T. Smith and Lesa C. Smith, his wife, by deed from Frances H. Hewlett and husband, A. D. Hewlett, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Metropolitan-Davidson County taxes for 1996, a lien which are due and payable.

All matters of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED (X) UNIMPROVED ( ) PROPERTY KNOWN AS:

1413 Stainback Avenue, Nashville, Tennessee 37207
(HOUSE NUMBER) (STREET) (CITY) (STATE) (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 ~~our~~ hand(s) this the 10th day of October, 19 96.

Stanley T. Smith

Lesa C. Smith

STATE OF TENNESSEE
COUNTY OF Humphreys

BOOK 10236 PG 314

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Stanley T. Smith and Lesa C. Smith, the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this the 10th day of October, 1996.

NOTARY PUBLIC

My Commission Expires: My Commission Expires Mar. 11, 1997

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged _____ to be President (or other officer authorized to execute this instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____ _____, being authorized to do so, executed the foregoing instrument for the purpose therein, by signing the name of the corporation by _____ as _____.

WITNESS my hand and seal, at office in _____, this the _____ day of _____, 19____.

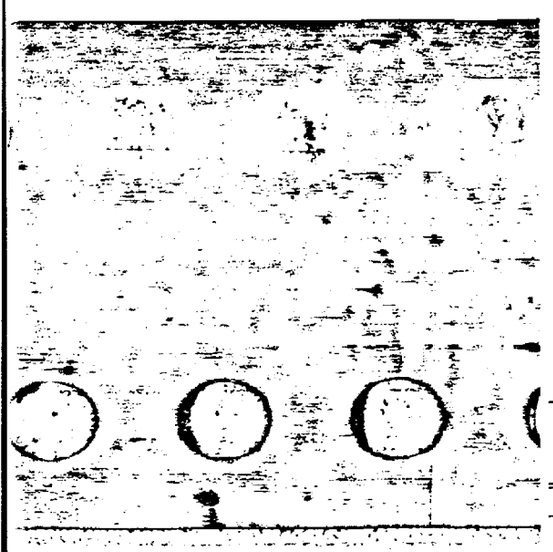
_____
NOTARY PUBLIC

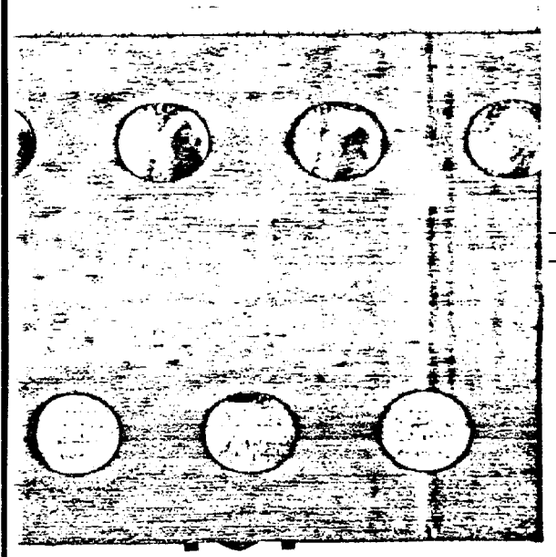
My Commission Expires:_____

0239667
IDENTIF. & REFERENCE

96 OCT 24 PM 3:07
FELIX A. DODD, JR. REGISTER
DAVIDSON COUNTY, TN.

3867 10/24 0101 03CHECK 134.80





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10236 PG 315

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 34000.00
CON TX 125.80
PRFEE 1.00
WDEED 8.00
TOTAL 134.80
CHECK 134.80

10/24/96 21 15:10:2001 3867

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0239667
IDENTIF. & REFERENCE

96 OCT 24 PM 3:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Nº 1080842

No [redacted]