BOOK 10237 PG 648

WARRANTY DEED

PREPARED BY:

C. Patterson Cron, Attorney
175 East Main Street
Hendersonville, TN 37075
(615) 822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $105,000.00.

Affiant

Sworn to and subscribed before me on this the 25th day of October, 1996.

NOTARY PUBLIC
My Commission Expires: 3-27-99

MORTGAGEE:
NATIONSBANK OF TENNESSEE, N.A
Hendersonville, TN 37075

Address New Owner:
Zearl S. Black and wife,
Jane Black
1212 Jacksonsview Road
Hermitage, TN 37076

Send Tax Bills to:
Same as New Owner

Map/Parcel: 86-7-A-28

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, WE, **KEVIN ASTON SMITH and wife, DEBORAH W. SMITH,** hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **ZEARL S. BLACK and wife, JANE BLACK,** hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 28, on the plan of Bret Ridge Subdivision, of record in Book 6900, Page 121, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin Aston Smith by quitclaim deed from Cindy Couch Smith, of record in Book 7885, page 297, Register's Office for Davidson County, Tennessee. Deborah W. Smith joins in this conveyance for the purpose of conveying any rights, title and interest in and to said property which she may have marital or otherwise.

This conveyance is made subject to the following:

1) 1996 Davidson County taxes will be prorated and paid at time of closing.

2) Plan of record in Plat Book 6900, page 121, Register's Office for Davidson County, Tennessee.

3) Electrical Permit Agreement with Metro Government Book 5625, page 287, Register's Office for Davidson County, Tennessee.

4) Sewer Easement granted to First Suburban Utility District, of record in Book 5649, page 458, Register's Office for Davidson County, Tennessee.

5) Declaration of Covenants, Conditions, and Restrictions, of record in Book 7030, page 527, said Register's Office, and Amendment to Declaration of Covenants, Conditions, and Restrictions, of record in Book 7047, page 171, Register's Office for Davidson County, Tennessee.

6) By-Laws for Bret Ridge Homeowner's Association, Inc., of record in Book 7030, page 540, Register's Office for Davidson County, Tennessee.

This is improved property known as 1212 Jacksonsview Road, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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.

WITNESS our hands this the 25th day of October, 1996.

Kevin Aston Smith
KEVIN ASTON SMITH

Deborah W. Smith
DEBORAH W. SMITH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, **Kevin Aston Smith and Deborah W. Smith**, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 25th day of October, 1996.

Charles P. Cox
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

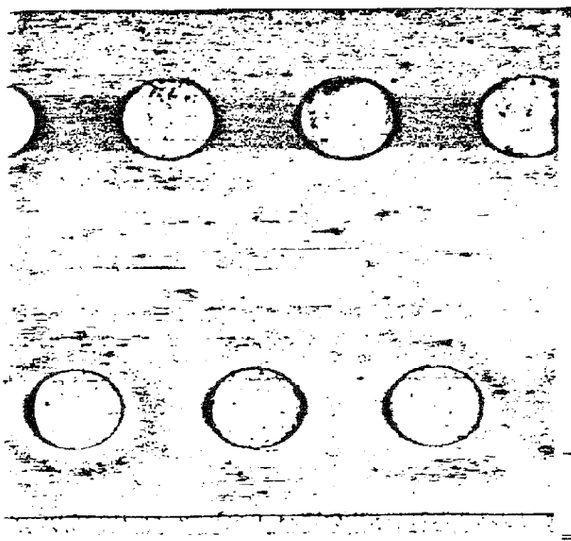
My Commission Expires: March 27, 1999

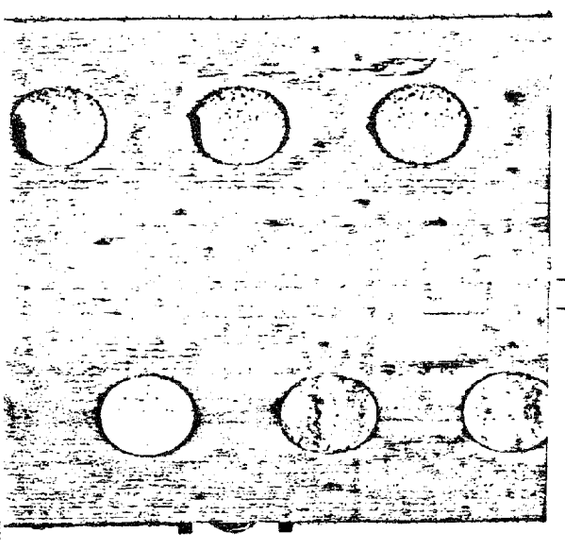
0240145
IDENTIFICATION REFERENCE

96 OCT 25 PM 3:17
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

4371 10/25 3:01 03CHECK 397.50

No Custom





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

RECEIVED OF _____

FOR _____

BOOK 10237 PG 650

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
				DAMT 105000.00
				CON TX 388.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 397.50
				CHECK 397.50
10/25/96	01			15:19 0001 4371

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0240145
IDENTIF. # REFERENCE

96 OCT 25 PM 3:
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

№ 1081341

No [redacted]