43

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: 11-20-96
(AFFIX SEAL)

BOOK 10256 PG 681

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Gary Smith, Sr. (NAME)	SAME (NAME)	103-8-256
506 North Wilson Blvd. (ADDRESS)	(ADDRESS)	26W08825
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(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, Anthony Scott Page, Daryl Clinton Page, William Frank Page, Herman Louis Page, Gary Quincy Page, and Kurt Douglas Page

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Gary Smith, Sr. and Virginia Danna 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 the north part of Lot 377 on the Map of Richland Realty Company's Division "C", as of record in Book 421, Page 31, Register's Office for said County, described as follows:

BEGINNING at a point in the westerly margin of Harvard Avenue, at the northeast corner of the Edwin Walton Lot, being 105 feet north of the southeast corner of said lot; thence with the margin of Harvard Avenue, northwardly 138 feet more or less to a point at the beginning of a curve; thence around said curve, westwardly 51 1/2 feet more or less to the east margin of Wilson Avenue; thence with the margin of the same southwardly 145 feet to a point which is 120 feet north of the corner of Lots 377 and 378, being Walton's northwest corner; thence with his line, eastwardly 65 feet to a point, and continuing with his line, northeasterly 71.5 feet to the beginning.

Being the same property conveyed to Pete C. Page and wife, Mary T. Page, by deed from Third National Bank in Nashville, Trustee, of record in Book 4174, Page 393, Register's Office for Davidson County, Tennessee; and also being the same property conveyed to Anthony Scott Page, Daryl Clinton Page, William Frank Page, Herman Louis Page, Gary Quincy Page, and Kurt Douglas Page by Will from Herman Clinton (Pete) Page of record in Will Book 203, Page 508, Probate Court for Davidson County, Tennessee.

Pete C. Page and Herman Clinton (Pete) Page being one and the same person.

This conveyance is subject to any and all existing restrictions and easements of record.
The above described property was not the primary residence of the Grantors.

unimproved ( )
This is improved (X) property, known as 506 North Wilson Blvd., Nashville, TN 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 8th day of November 19 96

Anthony Scott Page, Daryl Clinton Page, William Frank Page, Herman Louis Page,
Gary Quincy Page, Kurt Douglas Page

BOOK 10256 PG 682

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 Herman Louis Page

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of November 19 96

Commission expires 11-20-96

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Herman Louis Page with whom I am personally acquainted and who, upon his oath, acknowledged himself to be the Attorney in Fact for the within named Anthony Scott Page and being authorized to act on behalf of said person he executed the foregoing instrument as his free act and for the purposes therein contained.

Notary Public

My Commission Expires: 11-20-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Herman Louis Page with whom I am personally acquainted and who, upon his oath, acknowledged himself to be the Attorney in Fact for the within named Daryl Clinton Page and being authorized to act on behalf of said person he executed the foregoing instrument as his free act and for the purposes therein contained.

Notary Public

My Commission Expires: 11-20-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Herman Louis Page with whom I am personally acquainted and who, upon his oath, acknowledged himself to be the Attorney in Fact for the within named William Frank Page and being authorized to act on behalf of said persons he executed the foregoing instrument as his free act and for the purposes therein contained.

Notary Public

My Commission Expires: 11-20-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Herman Louis Page with whom I am personally acquainted and who, upon his oath, acknowledged himself to be the Attorney in Fact for the within named Gary Quincy Page and being authorized to act on behalf of said persons he executed the foregoing instrument as his free act and for the purposes therein contained.

Notary Public

My Commission Expires: 11-20-96

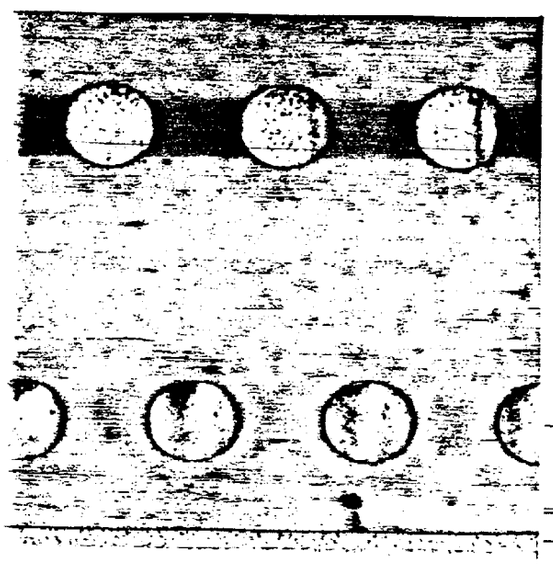
STATE OF TENNESSEE
COUNTY OF DAVIDSON

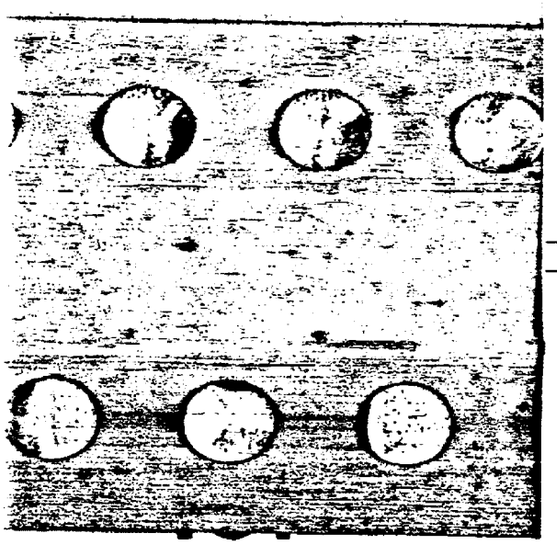
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Herman Louis Page with whom I am personally acquainted and who, upon his oath, acknowledged himself to be the Attorney in Fact for the within named Kurt Douglas Page and being authorized to act on behalf of said persons he executed the foregoing instrument as his free act and for the purposes therein contained.

Notary Public

My Commission Expires: 11-20-96

0245713
IDENTIF. ↑ REFERENCE
96 NOV 11 PM 4:11
REGISTER
DAVIDSON COUNTY, TN.
0369 11/11 0101 03CHECK 494.00





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

RECEIVED OF _____

FOR _____

BOOK 10256 PG 684

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	
				130000.00
			CON TX	481.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	494.00
			CHECK	494.00
11/11/96	01		16:11 0001	0369

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0245713
IDENTIF. # REFERENCE

96 NOV 11 PM 4:11

REGISTER
DAVIDSON COUNTY, TN.

No. 1087268