BOOK 10301 PG 53

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R-5934

MAP/GROUP/PARCEL
26-2/15.00

NEW OWNER'S NAME AND ADDRESS:
Joe R. Smith Personal Residence Trust
111 Lidgate ~~Trail~~ Terrace
Goodlettsville, TN 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Collins B. O'Brien and wife, Billie O'Brien, hereinafter called Grantors, do hereby transfer and convey unto Joe R. Smith, Personal Residence Trust, his heirs and assigns, hereinafter called Grantee, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 332 on the Plan of WINDSOR GREEN, Phase II, Section III, of record in Plat Book 6900, Page 845, said Register's Office.
>
> SAID Lot No. 332 fronts 38.05 feet on the southwesterly margin of Lidgate Terrace and extends back 207.40 feet on the southeasterly line and 125.32 feet on the northerly line to a dead line in the rear measuring 153.81 feet thereon.
>
> BEING the same property conveyed to grantors herein by deed of record in Record Book 9157, Page 673, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Collins B. O'Brien

Billie O'Brien

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

96 DEC 26 PM 2:13

DAVIDSON COUNTY, TN.

02588976

IDENTIF. & REFERENCE

9172 12/26 0101 03CHECK 530.70

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Collins B. O'Brien and wife, Billie O'Brien, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 20th day of December, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-15-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $141000.00.

Joe R. Smith Personal Representative Grantee

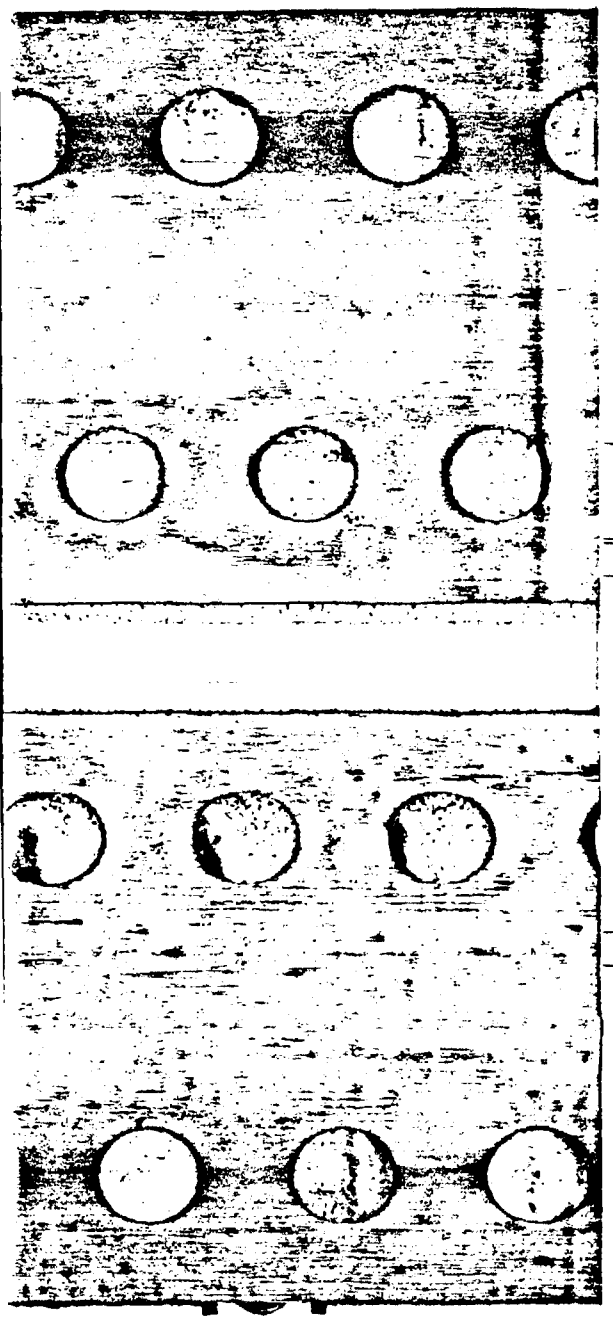
AFFIANT By Joe R. Smith

Sworn to and subscribed before me, this the 20th day of December, 1996.

NOTARY PUBLIC

My Commission Expires: 4-15-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10301 PG 55

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
141000.00
CON TX 521.70
PRFEE 1.00
WDEED 80.00
~~TOTAL 602.70~~
~~CHECK 602.70~~
12/26/96 01 14:15 0001 9192

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VOID
~~WDEED 80.00~~
WDEED 8.00
~~TOTAL 72.00~~
~~CHECK 72.00~~
12/26/96 01 14:19 0001 9193

02589976
IDENTIF. ↑ REFERENCE

96 DEC 26 PM 2:13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

TOTAL 530.70 XY

No. 1101758