0260794

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

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

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FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 38436
Dav. Co. File: Box 8

BOOK 10307 PG 985

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael J. Rose, Jr. Carole C. Rose 4303 Iroquois Avenue Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 130-07-59 BM 08105

WARRANTY DEED

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 **Marvin Edward Smith, II and Gordon Emerson Smith,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael J. Rose, Jr. and spouse, Carole C. Rose,** 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. 178 A-1 on the Plan of the Resubdivision of part of Royal Oaks of record in Plat Book 974, pages 4 and 5, said Register's Office.

SAID Lot No. 178 A-1 fronts 100 feet on the southerly margin of Iroquois Avenue or Place and extends back 223.5 feet on the easterly line and 226 feet on the westerly line to a dead line in the rear, measuring 75 feet thereon.

BEING the same property conveyed to Marvin E. Smith and wife, Medora Emerson Smith by deed from W. H. Grissim, III and wife, Lucille B. Grissim, of record in Book 2103, page 106, said Register's Office. The said Marvin E. Smith and Medora Emerson Smith have both since died, with Marvin E. Smith predeceasing Medora Emerson Smith, and the will of Medora Emerson Smith of record in Will Book 209, page 584, Probate Court Clerk's Office of Davidson County, Tennessee, devised subject property to Marvin Edward Smith, II and Gordon Emerson Smith. Letters of Administration of record in Minute Book 412, page 388, Probate Court Clerks Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

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

This is improved property, known as: 4303 Iroquois Avenue, Nashville, TN 37205

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.

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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 23rd day of December, 1996.

Marvin Edward Smith II
Marvin Edward Smith, II

Gordon Emerson Smith
Gordon Emerson Smith

State of Tennessee
County of Davidson

On this 23rd day of December, 1996, before me the undersigned authority, personally appeared **Marvin Edward Smith, II**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

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

My Commission Expires: _____ Notary Public

State of Georgia
County of Fulton

On this 26 day of December, 1996, before me the undersigned authority, personally appeared **Gordon Emerson Smith**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

JEFFREY M. OLIVER NOTARY PUBLIC FULTON COUNTY, GEORGIA

My Commission Expires: _____ Notary Public

Notary Public, Fulton County, Georgia
My Commission Expires July 2, 1998

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: $ 185000.00

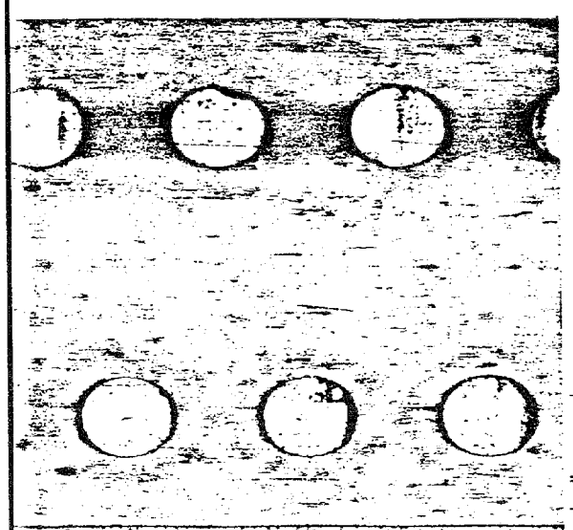
Kimberly B. Dougher
Affiant

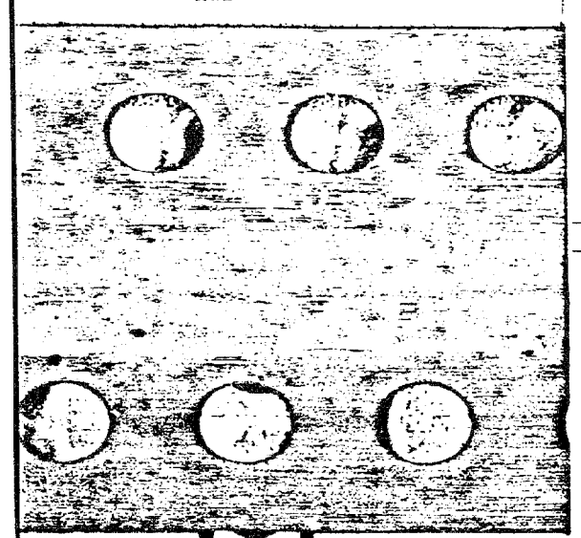
Sworn and subscribed before me on the 30th day of December, 1996.

Catherine M. Lee
Notary Public

My Commission Expires: 11-25-2000

238 01/02 0101 CHECK 693-50





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

RECEIVED OF _____

FOR _____

BOOK 10307 PG 987

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	185000.00
CON TX	684.50
PRFEE	1.00
WDEED	8.00
TOTAL	693.50
CHECK	693.50

01/02/97 01 09:32 0001 1238

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260794
IDENTIF. ↑ REFERENCE

97 JAN -2 AM 9:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1103786