BOOK 10363 PG 412

Mail

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***272,500.00.

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 21st day of February, 1997.

Notary Public

My Commission Expires: 11.22.97

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
KEVIN MAX SMITH ALAYNA BENNETT 1719 Linden Avenue Nashville, Tennessee 37212	NATIONSBANC MORTGAGE P.O. Box 35140 Louisville, Kentucky 40232	MAP 104-16 PARCEL 194

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY TWO THOUSAND FIVE HUNDRED AND 00/100 ($***272,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, K.W.I., INC., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto KEVIN MAX SMITH and ALAYNA BENNETT, both unmarried, as Joint Tenants with Right of Survivorship, 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 No. 103 on the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

BEGINNING at the southwest corner of Linden Avenue West and an alley, being the northeast corner of said Lot No. 103; thence with the westerly margin of said alley southerly 175.0 feet to the northerly margin of an alley; thence with the northerly margin of said last mentioned alley westerly 60.0 feet to the corner of Lots Number 103 and 102; thence with the line between the two lots northerly 201.4 feet to the southerly margin of Linden Avenue; thence with said margin easterly 60.0 feet, more or less, to the beginning.

BEING the same property conveyed to K.W.I., Inc., a Tennessee corporation, by Quitclaim Deed from Kenneth A. Wallace, unmarried, of record in Book 10363, page 410, Register's Office for Davidson County, Tennessee.

This is improved property known as 1719 Linden Avenue, Nashville, Tennessee 37212.

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.

GRANTOR COVENANTS with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of Geo. W. Blair's Subdivision of Belmont Heights of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds itself, its successors 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 my hand this 21st day of February, 1997, the corporate party, having caused its name to be signed hereto by its duly authorized officer on said day and date.

K.W.I., INC., a Tennessee corporation

BY: _____

ITS: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared KENNETH A. WALLACE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of K.W.I., Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal this 21st day of February, 1997.

_____
Notary Public

My Commission Expires:

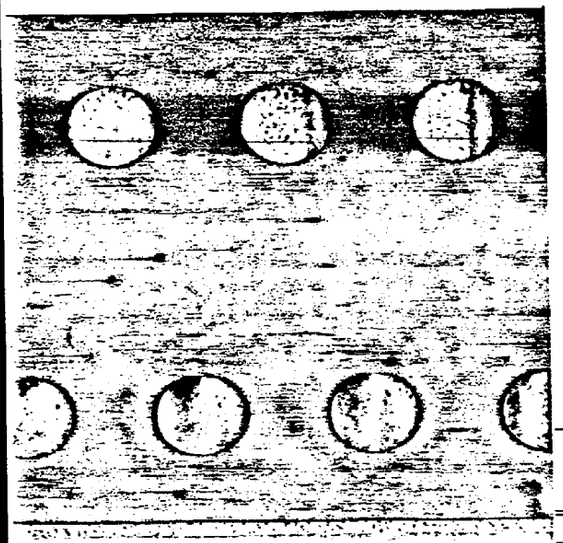
11-22-97

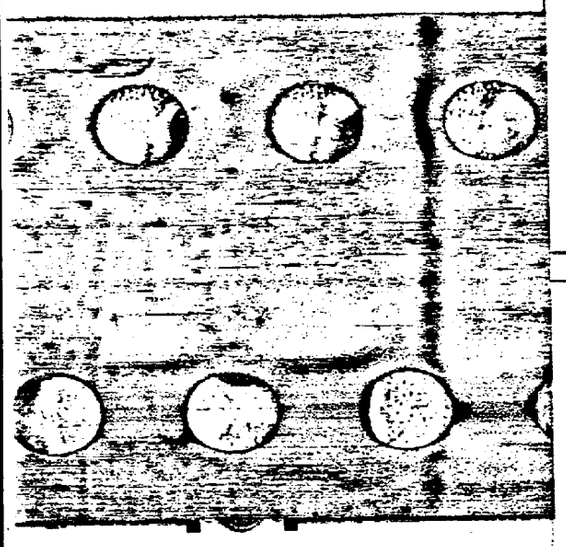
MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

0277314
IDENTIF. & REFERENCE

97 FEB 28 AM 10:23
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

098B 02/28 0101 03CHECK 1017.25





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

RECEIVED OF _____

FOR _____

BOOK 10363 PG 414

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				272500.00
			CON TX	1008.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1017.25
			CHECK	1017.25
02/28/97	01		10:26 0001	0988

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

027731 4
IDENTIF. ↑ REFERENCE

97 FEB 28 AM 10: 23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121898