THIS INSTRUMENT PREPARED BY

WARRANTY DEED **FORM 20 (REV. 4-69)**

For and in Consideration of the sum of - - - - - - - -

- - - - ONE AND NO/100 ($1.00) - - - **Dollars,**

and other good and valuable considerations, cash in hand paid to me by SALLY BANKS, the receipt of which is hereby acknowledged, I, THOMAS E. KINGSMILL

BOOK 10454 PG 641

0305047

97 MAY 15 AM 8:27

1184 05/15 0.01

have bargained and sold, and by these presents do transfer and convey unto the said

Sally Banks, her

heirs and assigns a certain tract

or parcel of land in Davidson **County, State of Tennessee, as follows:**

Land in Davidson County, Tennessee, being lot No. 8 on the Plan of W. T. Fitzpatrick's Re-Subdivision of Lots Nos. 15 to 22 and ten feet of Lot No. 14 inclusively of the Benedict Land Company's Subdivision as of record in Book 421, Page 76, Register's Office for said county.

Said lot No. 8 fronts 40 feet on the east side of North Second Street and runs back between parallel lines 181 feet to an alley.

This being the same property conveyed to Thomas E. Kingsmill by deed of conveyance from Franklin Gilliland, dated June 6, 1996, recorded in the Register's Office for Davidson County, Tennessee in Book 10294, Pages 152-154.

Grantee responsible for paying 1997 property taxes.

The source of the description of the property described herein was the description contained in the previous deed of conveyance herein above referred to.

The purchaser (grantee) has had ample opportunity to inspect the premises and has elected to purchase the same as now exist and any disclosure statement mandated by the laws of the State of Tennessee to be provided by seller (grantor) are waived by purchaser (grantee) by the acceptance of the delivery of this deed of conveyance.

ADDRESS OF NEW OWNERS AND
SEND TAX STATEMENTS TO:
Sally Banks

1009 N Seconel St.

Nashville, TN 37207

THIS INSTRUMENT PREPARED BY:
William C. Knott, Jr.
Attorney at Law
P.O. Box 290
Erin, TN 37061

MAP#: 082-03-0 PARCEL#: 128.00

BOOK 1454 PG 642

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Sally Banks, her heirs and assigns, forever. **And** I **do covenant with the said** Sally Banks, her heirs and assigns **that** I am **lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.**

And I **do further covenant and bind** myself, my **heirs and representatives, to warrant and forever defend the title to said land to the said** Sally Banks, her **heirs and assigns, against the lawful claims of all persons whomsoever.** ~~A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money~~

Witness my **hand**, **this** 14th **day of** May **, 19** 97

Thomas E. Kingsmill

Thomas E. Kingsmill

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE HOUSTON COUNTY

BOOK 10454 PG 643

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 22,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Sally M. Banks
Affiant

Subscribed and sworn to before me, this the 14th day of May, 19 97.

Melissa Shires
Notary Public

MELISSA SHIRES NOTARY PUBLIC AT LARGE HOUSTON COUNTY, TN

My commission expires June 2, 1998

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE HOUSTON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas E. Kingsmill

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

MELISSA SHIRES NOTARY PUBLIC AT LARGE HOUSTON COUNTY, TN

Witness my hand and official seal, at Erin, Houston County Tennessee, this 14th day of May, 19 97.

My Commission Expires June 2, 1998

Melissa Shires
Notary Public.

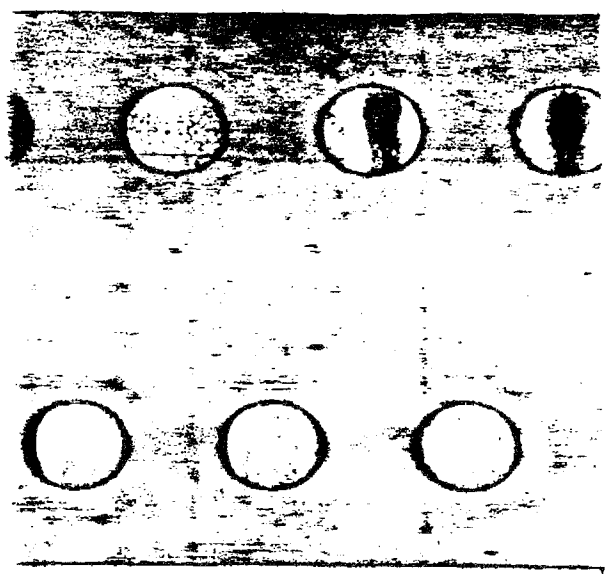
STATE OF TENNESSEE, DAVIDSON COUNTY.

Register's Office, ..., 19....

I, ..., Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No....., page.....; that they were received....., 19...., at.....o'clock....M., and entered in Note Book ....., Page.....

.....

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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

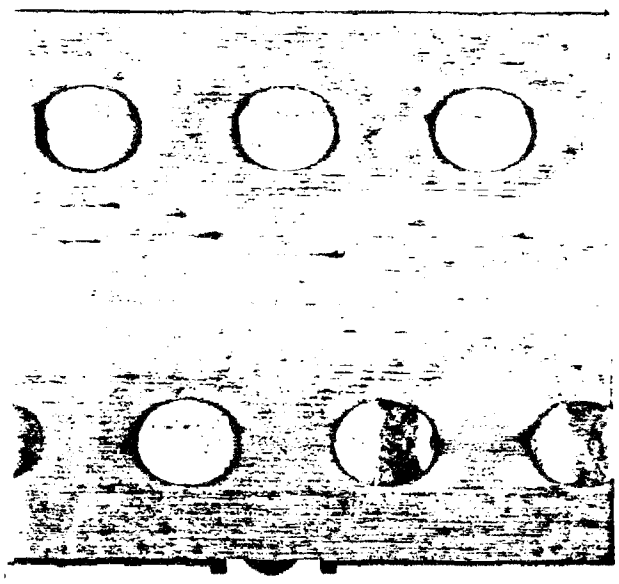
RECEIVED OF _____

FOR _____

BOOK 10454 PG 644

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	22500.00
CON TX	83.25
PRFEE	1.00
WDEED	12.00
TOTAL	96.25
CHECK	96.25

05/15/97 01 08:33 0001 1184

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0305047

IDENTIF. & REFERENCE

97 MAY 15 AM 8:28

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1151207