This Instrument Prepared By:
CALLIS & HERSHEY
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122

97-3042/

BK 10465 PG 914

ADDRESS NEW OWNER:
BETTY T. SMITH
2923 Sheana Way
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Union Mortgage Corporation
1100 Corporate Center Drive
Raleigh, NC 27607-5066

MAP 150-03
PARCEL 327

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, FERNANDES LIVING TRUST and BEATRICE F. FERNANDES, a widow, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto BETTY T. SMITH, unmarried, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 96B on the Plan of Zone Lot Division of Lots 95 thru 100, Chelsea of Priest Lake, Section Two-B, as of record in Plat Book 6250, Page 449 amended in Plat Book 6250, Page 786, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Antonio Fernandes and wife, Beatrice F. Fernandes by deed from Philhall Corp. of record in Book 6769, Page 853, Register's of Davidson County, Tennessee. The said Antonio Fernanders subsequently conveyed his interest in the subject property to the Fernandes Living Trust by Quitclaim Deed of record in Book 8973, Page 372, said Register's Office. The said Antonio Fernandes has since died.
>
> This is improved property known as 2923 Sheana Way, Antioch, Tennessee 37013.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. All matters and restrictive covenants appearing on the Plan of Zone Lot Division, Lots 95 thru 100, Chelsea of Priest Lake, Section Two-B, of record in Plat Book 6250, Page 449 amended in Plat Book 6250, Page 786, Register's Office of Davidson County, Tennessee.

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, her heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless

otherwise herein set out; and GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 23rd day of May, 1997. BOOK 1046 5 PG 915

FERNANDES LIVING TRUST

By: Beatrice F. Fernandes Trustee
BEATRICE F. FERNANDES, Trustee

Beatrice F. Fernandes
BEATRICE F. FERNANDES

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, BEATRICE F. FERNANDES, Trustee for the FERNANDES LIVING TRUST, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of May, 1997.

NOTARY PUBLIC

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: 1/30/01

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, BEATRICE F. FERNANDES, a widow, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of May, 1997.

NOTARY PUBLIC

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: 1/30/01

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $74,200.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of May, 1997.

NOTARY PUBLIC

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: 1/30/01

MAIL ENV.
97 MAY 27 AM 8:58
FELIX A. WILSON REGISTER DAVIDSON COUNTY, TN
0308433
IDENTIF. & REFERENCE
902 05/27 03CHECK 283.54

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

RECEIVED OF _____

FOR _____

BOOK 10465 PG 916

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 74200.00
CON TX 274.54
PRFEE 1.00
WDEED 8.00
TOTAL 283.54
CHECK 283.54

05/27/97 01 08:56 0001 4902

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03084 33
IDENTIF. ↑ REFERENCE

97 MAY 27 AM 8:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1[illegible]