**OWNER:**
JAMES E. SMITH
~~324~~ 348 Tamworth Drive
Nashville, TN. 37214

**THIS INSTRUMENT PREPARED BY:**

**Rochelle, McCulloch & Aulds**
Attorneys at Law
109 Castle Heights Avenue North
Lebanon, Tennessee 37087

**SEND TAX BILLS TO:**
NationsBanc Mortgage Corporation
P. O. Box 35140
Louisville, KY 40232

Map 95-8 Parcel 26

BOOK 10469 PG 349

# D E E D

FOR AND IN CONSIDERATION of the sum of Seventy-Three Thousand Dollars ($73,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, **GILBERT S. COX and wife, LELIA B. COX**, have this day bargained and sold and by these presents do hereby transfer and convey unto **JAMES E. SMITH and wife, ANGELA M. SMITH**, as tenants by the entirety, their heirs and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

> Land located in Davidson County, Tennessee, and being Lot No. 175 on the Map of Eva-Mor Heights, Section III, as of record in Book 1835, page 92, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description of said lot.
>
> Being the same property conveyed to Gilbert S. Cox and wife, Lelia B. Cox, by deed from Mattie Elese Logan Foster (now Rollins), dated December 5, 1972, and of record in Book 4662, Page 383, Register's Office for Davidson County, Tennessee.
>
> This description is the same as in the prior deed.
>
> THIS IS IMPROVED PROPERTY

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said **JAMES E. SMITH** and wife, **ANGELA M. SMITH**, their heirs and assigns, in fee simple, forever.

WE COVENANT with said Grantees that we are lawfully seized and possessed of said property; that we have a good and lawful

right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all visible easements or rights-of-way, any and all matters shown on the plat of record at Book 1835, Page 92, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION to be given with delivery of deed.

Property taxes for the year 1997 shall be prorated as of the date of this deed.

BOOK 10469 PG 350

WITNESS OUR SIGNATURES hereto this 22nd day of May, 1997.

GILBERT S. COX

By: Michael T. Cox, Attorney in Fact pursuant to Power of Attorney of record in Book 10469, Page 345

LELIA B. COX

By: Michael T. Cox, Attorney in Fact pursuant to Power of Attorney of record in Book 10469, Page 341

5919 05/28 0101 03CHECK 283.10

STATE OF TENNESSEE )
COUNTY OF WILSON )

Personally appeared before me, the undersigned authority, a notary public of the state and county aforesaid, MICHAEL T. COX, with whom I am personally acquainted, to me known to be the person who executed the within instrument on behalf of GILBERT S. COX and LELIA B. COX, and who acknowledged that he executed the same as the free act and deed of the said GILBERT S. COX and LELIA B. COX.

Witness my hand, at office, this 22nd day of May, 1997.

Notary Public

DAVID B. FOUCH NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My commission expires: 1-2-97

**********

The actual consideration or value, whichever is greater, for this transfer is $13,000.00.

Jane E. Smith
Affiant

Sworn to and subscribed to before me, this the 22nd day of May, 1997.

Notary Public

DAVID B. FOUCH NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My commission expires: 11-2-97

0309306
IDENTIFICATION/REFERENCE

97 MAY 23 PM 2:28

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

BOOK 10469 PG 351

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10469 PG 352

| | | |
|---|---|---|
| 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 73000.00
CON TX 270.10
PRFEE 1.00
WDEED 12.00
TOTAL 283.10
CHECK 283.10

05/28/97 01 14:31 0001 5919

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

03093O6
IDENTIF. # REFERENCE

97 MAY 28 PM 2:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1[illegible]