22

WARRANTY DEED

BOOK 10500 PG 463

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 142,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 1997

J. PHILLIP JONES
Notary Public

MY COMMISSION EXPIRES: November 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOE N. SMITH	SAME	21-0-238
(NAME)	(NAME)	
7174 WHITE CREEK PIKE		14D-22320
(ADDRESS)	(ADDRESS)	
JOELTON, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DENISE WARREN FUSSELL

HEREINAFTER CALLED THE GRANTORS. HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE N. SMITH, UNMARRIED

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:

LAND in DAVIDSON County, Tennessee, and being more particularly described according to a survey by JOHN B. KOHL, III, Registered Land Surveyor, dated November 27, 1973, as follows:

BEGINNING in the center of Old Clarksville Highway at the Southwest corner of the property conveyed to Gwyne D. Ellis and wife, of record in Book 3677, page 203; thence North 07 degrees East 241.4 feet; thence South 82 degrees East 35 feet; thence South 07 degrees West 11.3 feet; thence South 82 degrees East 35 feet; thence South 07 degrees West 236 feet to the center of Old Clarksville Highway; thence with the center of the same, North 77 degrees West 70 feet to the point of BEGINNING.

BEING the same property conveyed to DENISE WARREN FUSSELL, by Quitclaim Deed from Phillip Wayne Fussell, of record in Book 7351, page 596, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 3852 OLD CLARKSVILLE PIKE, JOELTON, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of June 19 97

Denise Warren Fussell

DENISE WARREN FUSSELL

BOOK 10500 PG 464

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DENISE WARREN FUSSELL

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 NASHVILLE, Tennessee, this 20th day of June 19 97.

Commission expires November 27, 1999

J. PHILLIP JONES Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

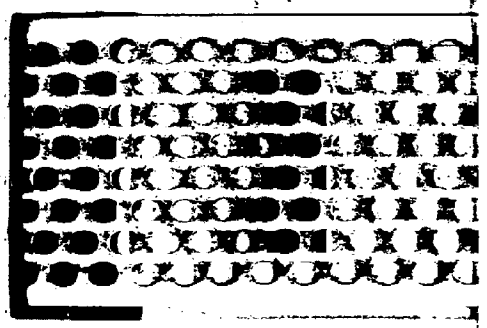
97018911

IDENTIF. ↑ REFERENCE

97 JUN 20 PM 2:53

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

5651 06/20 0101 03CHECK 166.25



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

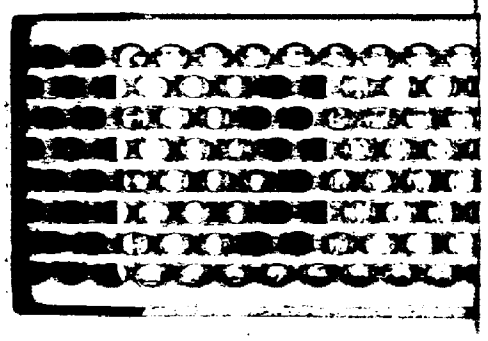
RECEIVED OF _____

FOR _____

Book 10500 PG 465

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 42500.00
CON TX 157.25
PRFEE 1.00
WDEED 8.00
TOTAL 166.25
CHECK 166.25
06/20/97 01 14:53 0001 5651

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03 18 91
IDENTIF. ↑ REFERENCE

97 JUN 20 PM 2:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1165291