PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10628 PG 632

W & I Ref: (ljh) Title No: 39247
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Randolph Smith Betty G. Smith C/O 2735 Larmon Avenue Nashville, TN 37204	Same

TAX MAP-PARCEL NUMBERS: 71-16-108

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 41500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret R. Hostettler, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Randolph Smith and spouse, Betty G. Smith,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot 40 on the map to T. I. Ward's Resubdivision of certain lots in Williams & Hayes Company's Belleview Plan of record in Book 974, Page 48, Register's Office for said County.

SAID Lot No. 40 fronts 50 feet on the southerly margin of Blue Ridge Dr., formerly Peach Tree Street, and extends back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Frank J. Hostettler, Jr. and wife, Margaret R. Hostettler by deed from Walter Marion Peck and wife, Mary Peck of record in Book 5871, Page 415, Register's Office for said County. Frank J. Hostettler, Jr. has since died, leaving Margaret R. Hostettler as surviving tenant by the entirety.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 1108, Page 543, Book 1165, Page 58, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 908 Blue Ridge Avenue, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of September, 1997.

Margaret R. Hostettler

Margaret R. Hostettler

BOOK 10628 PG 633

State of Tennessee
County of Davidson

On this 30th day of September, 1997, before me the undersigned authority, personally appeared **Margaret R. Hostettler**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/00

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 41500.00

James Ronald Smith

Affiant

Sworn and subscribed before me on the 30th day of September, 1997.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/00

Notary Public

4774 10/01 0101 03CHECK 162.55

0354253

IDENTIFICATION REFERENCE

97 OCT -1 AM 11:58

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 10628 PG 634

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 41500.00
CON TX 153.55
PRFEE 1.00
WDEED 8.00
TOTAL 162.55
CHECK 162.55

10/01/97 01 12:00 0001 4774

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0354253
IDENTIF. & REFERENCE

97OCT-1 AM 11:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1204129