FOR RECORDING PURPOSES

LTIC File No. 37054 File Box 49 BOOK 10657 PG 139

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $110,000.00

Barry Preston Smith
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF
October 22, 1997

THOMAS H. SLOAN
NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
LARGE

COMMISSION EXPIRES My Commission Expires Dec. 20, 1998

THIS INSTRUMENT PREPARED BY: Lawyers Title Insurance Corporation 424 Church Street, Suite 200, Nashville TN 37219		
ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Barry Preston Smith 745 Florence Circle Madison, Tennessee 37115	SAME	52-6-72

FOR AND IN 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, I/WE, J. K. Semeniuk and wife, Connie E. Semeniuk

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Barry Preston Smith

HEREINAFTER CALLED THE **GRANTEE(S)**, 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, being Lot No. 60 and a triangular part of Lot No. 59, on the Map of Madison Heights Sub-division, Section One, of record in Book 1424, page 6, Register's Office for said County and described as follows:

BEGINNING at a point in the easterly margin of Florence Avenue at the corner of Lot Nos. 60 and 61; thence, with the line between said lots northeasterly 399.3 feet to a point, thence, with the line between Lot No. 60 and 69 and 70, northerly 109.2 feet to a point; thence, the common corner of Lot Nos. 59 and 60; thence, leaving the line between said lots southwesterly 442.8 feet more or less to a stake in the easterly margin of Florence Avenue, said stake being 20 feet northwesterly from the corner of Lot Nos. 59 and 60; thence, with the margin of Florence Avenue southeasterly 120 feet to the beginning.

BEING the same property conveyed to J.K. Semeniuk and wife, Connie E. Semeniuk, by Deed of Record in Book 10627, page 453, re-recorded in Book 10646, page 206, Register's Office for Davidson County, Tennessee.

THIS IS (XX)IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS:

745 Florence Circle
Madison, Tennessee 37115

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: October 22, 1997

J.K. Semeniuk

Connie Semeniuk

{Individual Acknowledgement}

STATE OF Tennessee
COUNTY OF Davidson

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THOMAS H. SCOTT NOTARY PUBLIC AT LARGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. K. Semeniuk and wife, Connie E. Semeniuk the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that *he/she/they* executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on this date: October 22, 1997

Commission Expires: My Commission Expires Dec. 20, 1998

Thomas H. Scott
Notary Public

{Corporate Acknowledgement}

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the _____ of _____, a corporation, and that as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

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

Commission Expires:_____

_____
Notary Public

{Limited Partnership Acknowledgement}

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged themselves to be the _____ of _____, a limited partnership, the bargainor, and that they as such officers of the said general partner, each being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by the corporation, as its sole general partner, by themselves and such officers.

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

Commission Expires:_____

_____
Notary Public

{Power of Attorney Acknowledgement}

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that *he/she/they* executed the within instrument in behalf of _____ and acknowledged that *he/she/they* executed the same as the free act and deed of the said _____.

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

Commission Expires:_____

_____
Notary Public

FURNISHED BY:

Lawyers Title Insurance Corporation
424 Church Street, Suite 200
Nashville TN 37219

5406 10/24 0101 03CHECK 416.00

97 OCT 24 AM 8:51

FELIX A. DAVIS REGISTER
DAVIDSON CO. TENN.

IDENTIFICATION REFERENCE 0362300

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 110000.00
CON TX 407.00
PRFEE 1.00
WDEED 8.00
TOTAL 416.00
CHECK 416.00

10/24/97 01 08:52 0001 3406

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0362300
IDENTIFICATION REFERENCE

97 OCT 24 AM 8:51

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

No. 1212669