3

BOOK 10672 PG 358

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

Richard S. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October 19 97

Brenda J. Heathcock
Notary Public

MY COMMISSION EXPIRES: 9-20-99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
111 W. College Street, Murfreesboro, TN 37130
313 E. Main Street Suite 5, Hendersonville, TN 37075
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217
ECASH-97-3485
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard S. Smith (NAME)	~~Notxxxxxxxxxxx~~ Richard S. Smith (NAME)	44-14-84
1312 Eighth Street (ADDRESS)	1312 Eighth Street (ADDRESS)	
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Old Hickory, Tn. 37138 (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, Estate of Eugene Douglas Stinson, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard S. 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 being Lot No. 46 on the Map of Rolling Green Subdivision, Section 1, as of record in Book 1424, Page 75, Register's Office for said County.

Said Lot fronts 90 feet on the northerly side of 8th Street and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Eugene D. Stinson, Sr. and wife, Ruth B. Stinson, now deceased, by deed from Laura Bean Vanderpool, Unmarried of record in Deed Book 7961, page 643, Register's Office for said County. Ruth B. Stinson having preceded Eugene D. Stinson, Sr. in death, the subject property was left to Janie H. Freeman, Judith C. Brown, Randall Spencer, Mary Stinson, and Gary Barnes Callie, Heirs of the Estate of Eugene D. Stinson, Sr. by Last Will and Testament.

This conveyance is subject to any and all existing easements and restrictions of record.

97 NOV -5 AM 9:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7884 11/05 0101 03CHECK 258.75

unimproved ( )
is improved (X) property, known as 1312 Eighth Street, Old Hickory, Tennessee 37138
(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 our hand s this 30th day of October, 19 97

Estate of Eugene Douglas, Stinson, Sr.
By: _____ _____ _____
Randall Spencer, Executor & Heir — Judith C. Brown, Heir — Mary Stinson, Heir

Attest: _____ _____
Janie H. Freeman & Gary B. Callie, Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Estate of Eugene Douglas, Stinson, Sr. By: Randall Spencer, Executor & Heir, Janie H. Freeman, Sub. Exec. & Heir, Judith C. Brown, Heir, Gary Barnes Callis, Heir, and Mary Stinson, Heir

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 30th day of October, 1997.

Commission expires 9-20-99

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

RETURN TO:
CUMBERLAND TITLE COMPANY

- [X] 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- [ ] 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- [ ] 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- [ ] 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- [ ] 1187 Vultee Boulevard, Nashville, Tennessee 37217
- [ ] 111 W. College Street, Murfreesboro, Tennessee 37130
- [ ] 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

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 67500.00
CON TX 249.75
PRFEE 1.00
WDEED 8.00
TOTAL 258.75

CHECK 258.75
11/05/97 01 09:20 0001 7884

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0366468
IDENTIF. ↑ REFERENCE

97 NOV -5 AM 9:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1217087