BOOK 10771 PG 321

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV 2852628

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 243,000.00

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th DAY OF January, 19 98.

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct #003143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jeffrey E. Smith , etal (NAME)	Owner(s) at same address (NAME)	144-12-22
4321 Prescott (ADDRESS)	(ADDRESS)	FH-17820
Nashville, Tn 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00----------cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Hanh Huynh and wife, Thu Nguyen

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Jeffrey E. Smith and Truman D. Smith, as tenants in common with the right of suvivorship

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 36** on the plan of **Otter Creek Hills** as of record at **Book 2900, pages 110 and 111**, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book **8458** , page **913**, said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit:

1. 1998 property taxes are a lien against the property as of 01-01-98 but are not due and payable until October 1, 1998. 1997 property taxes in the amount of $2,261.21, and back taxes, are PAID IN FULL, as listed to Map-Parcel: 144-12-22; Field Book Number: FH-17820; at the street address of 2024 Priest Road, Nashville, TN 37215.

2. Restrictive covenants of record at Book 3255, page 387, said Register's Office.

3. Easements, setback lines, notes, and/or other limitations as shown on said plan at Book 2900, pages 110 and 111 said Register's Office.

98 JAN 28 AM 9:46

DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

113941335

unimproved ( )
This is improved (XX) property, known as 2024 Priest Road, Nashville, TN 37215
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 27th day of January, 19 98.

Hanh Huynh

Thu Nguyen

INDIVIDUAL ACKNOWLEDGMENTS:

6594 01/28 0101 03CHECK 908-10

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Hanh Huynh and wife Thu Nguyen, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 27th day of January, 19 98.

My Commission expires:
11-27-99

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

My Commission expires:

Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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
243000.00
CON TX 899.10
PRFEE 1.00
WDEED 8.00
TOTAL 908.10
CHECK 908.10

01/28/98 01 09:47 0001 6594

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0394335
IDENTIF. & REFERENCE

98 JAN 28 AM 9:46

REGISTER
DAVIDSON COUNTY, TN.

No. 1247185