This Instrument Prepared By:

Marshall L. Hix, Esquire
COMBOS HIX & GRAY
1620 First American Center
Nashville, Tennessee 37238-1620

BOOK 10772 PG 15

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
William Stanley Smith 220 Capitol View Nashville, TN 37206	SAME	Map and Parcel No. 71-08-194

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DONALD ROBERT WISEMAN** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, do hereby transfer and convey unto **WILLIAM ~~STANLEY~~** Keith D.R.W. W.S.J. **SMITH** (herein referred to as "Grantee"), his heirs, executors and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Joywood Heights, Section I, as of record Book 1130 page 91, in the Register's Office for Davidson County, Tennessee to which reference is made for the metes and bounds description thereof, and being made part hereof by this reference thereto.
>
> Being the same property conveyed to Donald Robert Wiseman by Warranty Deed from Bettye P. Davis, of record in Book 7147, page 173, Register's Office for Davidson County, Tennessee.
>
> This property has the address of 505 Wesley Avenue, Nashville, Tennessee 37207.
>
> This instrument was prepared from information supplied by the parties hereto and the drafter specifically disclaims any responsibility for the accuracy thereof.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

Grantor covenant with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for

applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 1997 real estate taxes, which are prorated.

Grantor further covenant with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 27th day of January, 1998.

BOOK 10772 PG 16

GRANTOR:

Donald Robert Wiseman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $8,000.00.

William Keith Smith
AFFIANT

Subscribed and sworn to before me, this 28th day of January, 1998.

Jackie E. Reeves
NOTARY PUBLIC

My Commission Expires:

9/26/98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Donald Robert Wiseman, with whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of January, 1998.

Jackie E. Reeves
NOTARY PUBLIC

My Commission Expires:

9/26/98

PICK-UP

6772 01/28 0101 01CASH 38.60

98 JAN 28 PM 2:14

IDENTIF. & REFERENCE

013945U3

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

RECEIVED OF _____

FOR _____

BOOK 10772 PG 17

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	8000.00
CON TX	29.60
PRFEE	1.00
WDEED	8.00
TOTAL	38.60
CASH	38.60

01/28/98 01 14:15 0001 6772

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0394503
IDENTIF. & REFERENCE

98 JAN 28 PM 2:14

REGISTER
DAVIDSON COUNTY, TN.

No. 1247360