Box

BOOK 10780 PG 215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF January 19 98

Notary Public AT LARGE

MY COMMISSION EXPIRES: 3-23-2000
(AFFIX SEAL)

DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Austin Smith (NAME)	NationsBanc Mortgage Corporation (NAME)	130-2-36.00
615 Westover Avenue (ADDRESS)	2059 Northlake Parkway (ADDRESS)	07DZ-29535
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (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, Paul S. Davidson and wife, Rebecca G. Davidson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Austin Smith and wife, Ashley Brown Smith

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 the southerly 75 feet 8 inches front and 75 feet rear of Lot 16 on the Plan of the Country Club Land Company's Subdivision of the 25 acre tract in Belle Meade, as of record in Book 421, page 116, Register's Office for said County.

Said part of Lot No. 16 fronts 75 feet 8 inches on the westerly side of Westover Drive and runs back 206 feet 8 inches on the south line and 200 feet more or less, on the north line to a dead line, on which it measures 75 feet.

Being the same property conveyed to Paul S. Davidson and wife, Rebecca G. Davidson, by deed from Neil G. Newton and wife, Laura L. Newton, of record in Book 7773, Page 2, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 421, page 116; Easement of record in Book 7772, page 993; all of record in the Register's Office for Davidson County, Tennessee.

98 FEB -3 PM 1:41
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0396692

improved ( )
improved (X) property, known as 615 Westover Avenue, Nashville, TN 37205
(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 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 29th day of January 19 98

Paul S. Davidson

Rebecca G. Davidson

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 Paul S. Davidson and wife, Rebecca G. Davidson

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 Brentwood, Tennessee, this 29th day of January, 19 98.

Commission expires Sept 23, 2000

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

WARRANTY DEED

9099 02/03 0101 03CHECK 1581.50

FROM

Paul S. Davidson and wife,
Rebecca G. Davidson

TO

Robert Austin Smith and wife,
Ashley Brown Smith

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

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

RECEIVED OF _____

FOR _____

BOOK 10780 PG 217

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	425000.00
CON TX	1572.50
PRFEE	1.00
WDEED	8.00
TOTAL	1581.50
CHECK	1581.50

02/03/98 01 13:46 0001 9099

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0396692
IDENTIF. ↑ REFERENCE

98 FEB -3 PM 1:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1249662