(1)

BOOK 10803 PG 756

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map 187, Parcel 150

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Dianne L. Smith	Dianne L. Smith	Franklin National Bank
1507 Mohawk Trail	1507 Mohawk Trail	
Madison, TN 37115	Madison, TN 37115	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, PAME D. ROSSON and MICHAEL E. ROSSON, husband and wife, have bargained and sold and by these presents do transfer and convey unto DIANNE L. SMITH, a single person and JOHN HOWARD KNOWLES, JR., a single person, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 1 & 2, on the Plan of the Rosson Subdivision of record in Book 8250, page 810, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Pame D. Rosson and husband, Michael E. Rosson by Warranty Deed from Joe E. Torrence and wife, Roberta R. Torrence of record in Book 9682, page 5, Register's Office for Davidson County, Tennessee.

6213 02/23 0101 03CHECK 393.80

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1998 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters as shown on the Plan of Rosson Subdivision of record in Book 8250, page 810, Register's Office of Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 19th day of February, 1998.

98 FEB 23 AM 9:22

0403316

IDENTIFICATION REFERENCE

Pame D. Rosson
PAME D. ROSSON

Michael E. Rosson
MICHAEL E. ROSSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAME D. ROSSON and MICHAEL E. ROSSON, husband and wife, the bargainors, 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 seal, at office, on this 19th day of February, 1998.

My Commission Expires:
12-3-2001

Stephanie A. Glenn
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $104,000.00.

Dianne L. Smith
Affiant

Sworn to and subscribed before me on this the 19th day of February, 1998.

My Commission Expires:
12-3-2001

Stephanie A. Glenn
Notary Public

STEPHANIE A. GLENN NOTARY PUBLIC AT LARGE

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

RECEIVED OF _____

FOR _____

BOOK 10803 PG 758

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

CAPT
104000.00
CON TX 384.80
PRFEE 1.00
WDEED 8.00
TOTAL 393.80
CHECK 393.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 FEB 23 AM 9:22

04033116
IDENTIFICATION REFERENCE

No. 1256701