BOOK 10827 PG 175

SSB TJW

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE 7585-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,500.00

Affiant

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

Notary Public Mark A. Ellmore

MY COMMISSION EXPIRES: 1/22/98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Sinclair Allen Smith	CTX Mortgage Company	
(NAME)	(NAME)	
5116 Stallworth Drive	P.O. Box 19000	146-16-187
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37220	Dallas, Texas 75219	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, Heirs of Barbara Gourieux

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sinclair Allen Smith and wife Tara Lynn 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:

See exhibit A attached hereto and made a part hereof.

98 MAR -6 PM 1:57

IDENTIF. & REFERENCE 0409071

This is improved property known as 5116 Stallworth Drive, Nashville, TN 37220

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 his hand this 27th day of February, 19 98.

Sole Heir

Heirs of Barbara Gourieux

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7585-M

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named George Gourieux, he such Heir of Barbara Gourieux the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of February, 19 98.

My commission expires ~~4/22/98~~ 5-5-99

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public, Mark A. Ellmore, Jr.

Exhibit "A"

File No.: 7585-M

ATTACHMENT

A certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Brentwood Hall, Section 6, as of record in Book 2331, page 20, Register's OFfice for said County.

Said Lot No. 168 fronts 112 feet on the southerly side of Stallworth Drive and extends back 184.1 feet on the easterly line and 183.4 feet on the westerly lilne to a dead line, which is a broken line, measuring 111.9 feet thereon.

BEING the same property conveyed to Elsie P. Gourieux, a single person and Barbara Gourieux, a single person, as tenants in common with right of survivorship, by deed from Sam E. Stansbury, Trustee, filed of record in Book 10453, page 845, Register's Office for Davidson County, Tennessee.

The said Elsie P. Gourieux having since deceased leaving Barbara Gourieux as the sole owner by right of survivorship. The said Barbara Gourieux having since deceased leaving George Gourieux as her sole heir at law.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10827 PG 177

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

DRFT

CONVEYANCE

CON TX

PRFEE

ADDED

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/06/98 01 13:58 0001 ED5D

0409071

IDENTIF. ↖ REFERENCE

98 MAR -6 PM 1:57

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 1262702