WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10953 PG 735

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,000.00

Margaret Libby
Affiant

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

My Commission Expires SEPT. 23, 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Libby (NAME)	First Republic Mortgage (NAME)	131-1-D-65 CO
5025 Hillsboro Road, Unit 10 (ADDRESS)	C3212 West End Avenue, Suite 500 (ADDRESS)	7DA 76264
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Chester Smelser and wife, Pansy Jo Smelser and Joy Mignon Smelser, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret Libby*and David R. Libby, married
*a single person

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 Unit No. 65 on the Plat of Georgetown Apartments, a condominium of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided .410% interest in the common elements of 5025 Hillsboro Homeowners' Association, as described in Book 5211, page 325, et seq., said Register's Office. Said Unit is also known as Apartment No. 10C.

Being the same property conveyed to Chester Smelser, married and daughter, Joy Mignon Smelser, unmarried by deed from William C. Booher of record in Book 7657, page 578, Register's Office, Davidson County, Tennessee and by quitclaim deed of record in Book 7726, page 596, said Register's Office.

Covenants, conditions and restrictions contained in the Master Deed for Georgetown Condominiums recorded in Book 5211, page 325, said Register's Office.

Mignon Smelser executed this instrument on behalf of Chester H. Smelser and wife, Jo Smelser pursuant to Powers of Attorney which are being placed of record currently herewith.

Chester H. Smelser and Chester Smelser herein are one and the same person.

Jo Smelser and Pansy Jo Smelser herein are one and the same person.

Mignon Smelser and Joy Mignon Smelser herein are one and the same person.

This is improved (X) unimproved ( ) property, known as 5025 Hillsboro Road, Unit 10-C, Nashville, Tennessee 37215
(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 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 our hand s this 27th day of May 19 98

Chester Smelser
Chester Smelser
By: Mignon Smelser, Attorney in fact

Mignon Smelser, Attorney-in-fact
Pansy Jo Smelser

Joy Mignon Smelser

fact

BOOK 10953 PG 736

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____19_____ .

Commission expires _____ _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joy Mignon Smelser, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of May, 1998.

Notary Public

My Commission Expires:_____

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

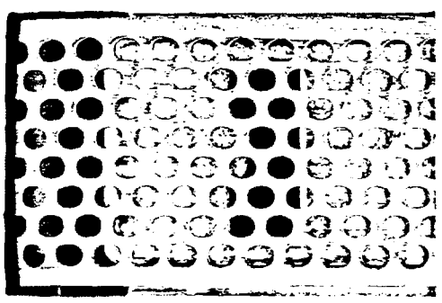
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mignon Smelser with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Chester Smelser and wife, Pansy Jo Smelser as their Attorney in Fact as the free act and deed of the within named Chester Smelser and wife, Pansy Jo Smelser.

Witness my hand and official seal at Nashville, Tennessee, May 27, 1998.

Notary Public

My Commission Expires SEPT. 23, 2000

0443944
IDENTIF. & REFERENCE
98 JUN -1 AM 10:41
3677 06/01 01:01 03CHECK
393



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

RECEIVED OF _____

FOR _____

BOOK 10953 PG 737

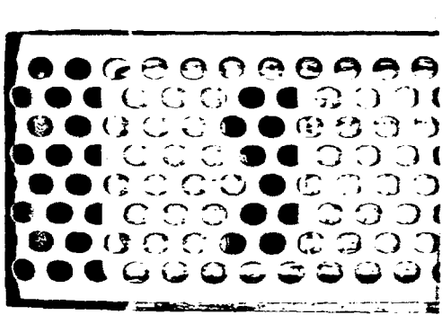
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
104000.00
MOR TX 384.80
ERR CO
MOR TX 384.80-
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

06/01/98 01 10:43 0001 3677



0443944
IDENTIF. # REFERENCE

98 JUN -1 AM 10:41

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1299617