Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
Book 10957 Page 807 File #98-1368

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronald C. Smith**, and wife, **Linda W. Smith**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles Rogan Allen, , an unmarried person a one half undivided interest, and Bruce Claycombe and wife Victoria Claycombe a one half undivided interest as tenants in common with right of survivorship** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 24 on the Map of Belle Meade Annex Subdivision of record in Book 547, Page 66, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 24 fronts 150 feet on the easterly side of Grand Avenue (a/k/a Sneed Road) and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to the Grantor by instrument of record in Book 10256, page 886, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 4306 Sneed Road, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 29th day of May, 1998

Ronald C. Smith

Ronald C. Smith

Linda W. Smith by Ronald C. Smith Atty in fact

Linda W. Smith

BOOK 10957 PAGE 808

State of Tennessee)
County of Davidson)

On this the 29th day of May, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Ronald C. Smith and Linda W. Smith**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

** individually and as Attorney in Fact for Linda Smith

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$242,500.00**.

Affiant

Sworn and subscribed before me on this the 29th day of May, 1998.

Notary Public

My Commission Expires: 9-29-2001

01141993

98 JUN -2 PM 3:07

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Charles Rogan Allen 4306 Sneed Road Nashville, TN 37215	National Bank of Commerce, 7770 Poplar Avenue, Ste. 103 Germantown, TN 38138	130-4-76

1812 06/02 0101 03CHECK 906.25

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

RECEIVED OF _____

FOR _____

BOOK 10957 PG 809

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 242500.00
CON TX 897.25
PRFEE 1.00
MISC 8.00
TOTAL 906.25
CHECK 906.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/02/98 01 15:09 0001 4812

0044993
IDENTIFICATION REFERENCE

98 JUN-2 PM 3:07

No. 1300743