BOOK 10967 PG 221

Box 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$116,500.00**

James G. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **3RD DAY OF JUNE, 1998.**

Angela M. Lake
Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

ANGELA M. LAKE NOTARY PUBLIC AT LARGE TENN. CUTHERFORD CO.
My Commission Expires 2-19-2002

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	CHARGE NUMBERS
James G. Smith	**PNC Mortgage Corp. of America**	136-6-35
(NAME) **3513 Colony Point West**	(NAME) **75 North Fairway Drive**	
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Vernon Hills, IL 60061**	
(CITY) (STATE) (ZIP)	(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, **Susan L. Peterson, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James G. Smith, married**, 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 Lot No. 238 on the Plan of Priest Lake Park Section 5 of record in Plat Book 4460, Page 174, 175, and 176, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Frederick A. Peterson and wife, Susan L. Peterson by deed of record in Book 6893, Page 601, Register's Office for Davidson County, Tennessee. The said Frederick A. Peterson having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **3513 Colony Point West, Nashville, TN 37217**
(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.

0447565
IDENTIF. & REFERENCE

98 JUN -8 PM 1:46

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7578 06/08 0101 03CHECK 440-05

Witness **my/our hand(s)** this **3rd day of June, 1998**.

Susan L. Peterson

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 Susan L. Peterson the bargainor, 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.

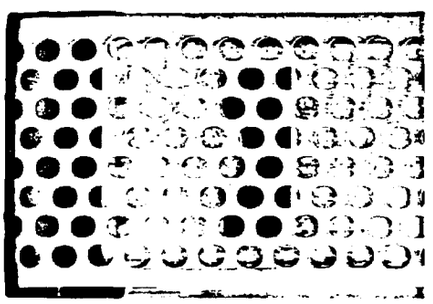
Witness my hand and official seal at Nashville, Tennessee, this 6/3/98 day of 6/3/98, 196/3/98.

Angela M. Lake
Notary Public

Commission expires:

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

My Commission Expires 2-19-2002



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

RECEIVED OF _____

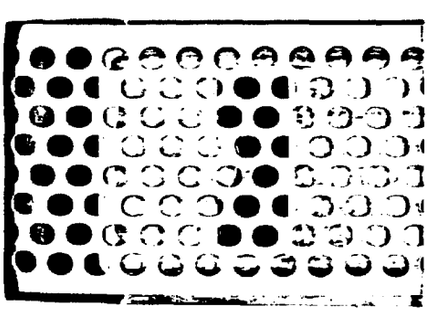
FOR _____

BOOK 10967 PG 223

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR..NTY 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	
				116500.00
			CON TX	431.05
			PRFEE	1.00
			WDEED	8.00
			TOTAL	440.05
			CHECK	440.05
06/08/98	01	13:49	0001	7578

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0447565
IDENTIF. ↑ REFERENCE
98 JUN -8 PM 1:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1303472