FORM NO WD-1

BOOK 11053 PAGE 354

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,650.00

Richard Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF JULY 19 98

Notary Public

MY COMMISSION EXPIRES: May 28 2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| RICHARD JOHNSON et ux (NAME) | (NAME) | 120-10-25 |
| 1228 Dempsey Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 2DA 45440 |
| Nashville, TN 37217 (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 RITA B. BROOKS SMELCER and husband, CHARLES A. SMELCER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD JOHNSON and wife, ALICE R. JOHNSON

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, TN, BEING Lot No. 63 on the Plan of Seven Oaks, Section No. 4, of record in Book 2133, page 105, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Rita B. Brooks by deed from Joyce Carter and Patricia Youngblood of record in Book 9969, page 860, Register's Office for Davidson County, Tennessee.

Rita B. Brooks has since married; Charles A. Smelcer, her husband, joins in this transaction.

04711295
IDENTIF. ↑ REFERENCE

98 AUG -5 PM 1:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2957 08/05 0101 03CHECK 487.01

This is unimproved X improved property, known as 1228 Dempsey Drive, Nashville, Tennessee 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.

Witness our hands this 31st day of JULY, 1998

X Rita B Brooks Smelcer by Charles A. Smelcer, AIF
RITA B. BROOKS SMELCER

X Charles A. Smelcer
CHARLES A. SMELCER

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Alan D. Mazer, a Notary Public in and for said County and State, the within named Charles A. Smelcer

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 31 day of July, 1998

Commission Expires 5/26/02

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM -

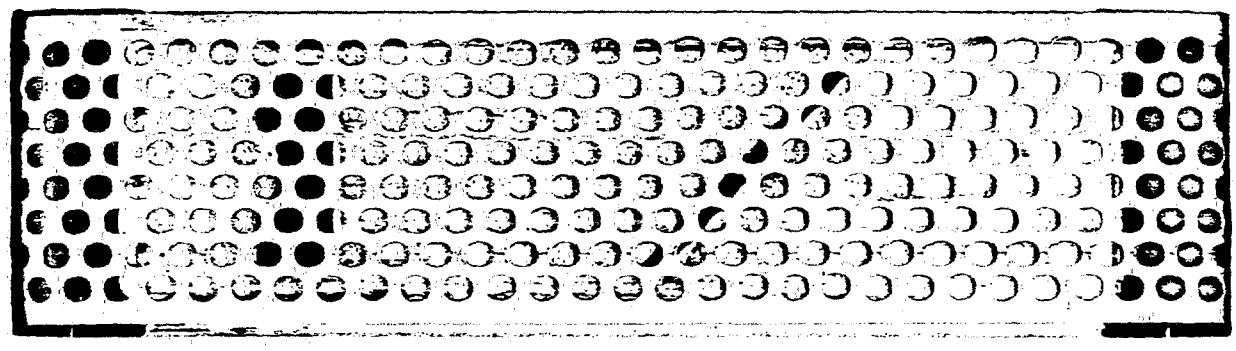
TO

State of Tennessee
County of Davidson

Before me, Alan D. Mazer, personally appeared Charles A. Smelcer, as Attorney in Fact for Rita B. Brooks Smelcer, and, being so authorized, executed the foregoing document in Rita B. Brooks Smelcer's behalf, as though she had acted personally. Witness my hand in Nashville, Tn on 7/31/98.

Comm exp: 5/26/02

Notary Public



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

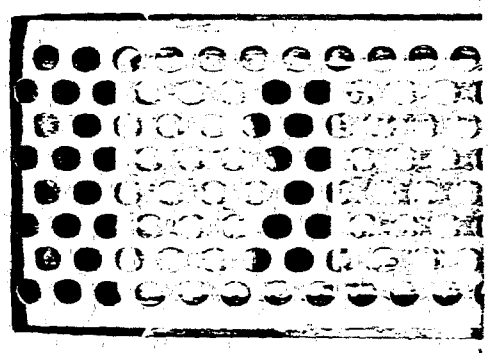
RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 | 128650.00 |
| CON TX | 476.01 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 487.01 |
| CHECK | 487.01 |

08/05/98 01 13:45 0001 2957

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04 71295

IDENTIF. ↑ REFERENCE

98 AUG -5 PM 1:43

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1328549