Box 17

BOOK 11142 PAGE 850

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,500.00

R. Keith Turkett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October 19 98

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/24/2001
(AFFIX SEAL)

LAURA A. BEASLEY NOTARY PUBLIC

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| R. Keith Turkett (NAME) | same (NAME) | MAP 83-1 |
| 5314 Rustic Way (ADDRESS) | (ADDRESS) | PARCEL 69 |
| Old Hickory, TN 37138 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 27W23040 |

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, Martha Smotherman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. Keith Turkett

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:

Being the westerly half of Lot No. 20 and the easterly half of Lot No. 21 on the Plan of Jones and Bradford's Subdivision, as of record in Book 161, page 142, Register's Office for said County.

Said westerly part of Lot No. 2 and the easterly part of Lot No. 21 together front 60 feet on the southerly side of West Greenwood Avenue and extend back between parallel lines 154 1/2 feet to an alley in the rear.

Being the same property conveyed to William A. Smotherman and wife, Martha Smotherman by deed from James C. Summers and wife, Georgie Summers of record in Book 3431, page 355, Register's Office for Davidson County, TN. The said William A. Smotherman having since died and the property vested in Martha Smotherman by estate by the entireties.

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

The legal description is the same as the previous deed of record.

Martha Smotherman and Martha J. Smotherman are one and the same person.

unimproved ( X )
This is improved ( ) property, known as 1008 West Greenwood Avenue, Nashville, TN 37206
(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 my hand this 1st day of October 19 98

Martha Smotherman By W.A. Smotherman III P.O.A.
Martha Smotherman
By William Arthur Smotherman, III by Power of Attorney recorded in Book 9897, page 376, Register's Office for Davidson County, TN

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 )

On October 1, 1998, before me personally appeared William Arthur Smotherman, III to me known to be the person who executed the foregoing instrument in behalf of Martha Smotherman and acknowledged that he executed same as the free act and deed of said Martha Smotherman for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of October 1998.

My Commission Expires:

11/24/2001

LAURI A. BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Lauri A. Beasley
Notary Public

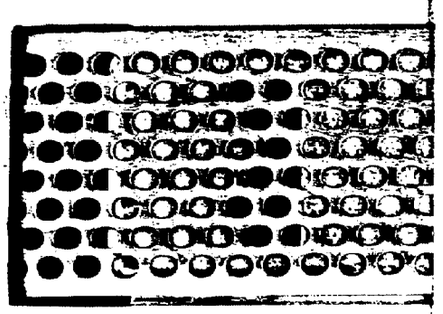


0496189
IDENTIF. & REFERENCE

98 OCT -5 PM 2:20

JILL BOYD REGISTER
DAVIDSON COUNTY, TN.

9601 10/05 0101 03CHECK 38.75



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

RECEIVED OF _____

FOR _____

BOOK 11142 PAGE 852

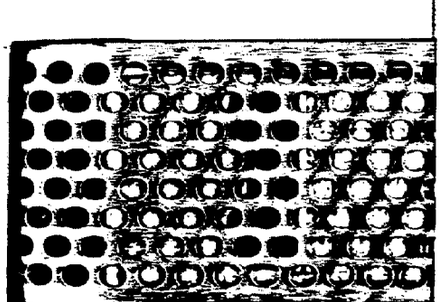
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 7500.00 |
| CON TX | 27.75 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 38.75 |
| CHECK | 38.75 |

10/05/98 01 14:22 0001 9601

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0496189
IDENTIF. # REFERENCE

98 OCT -5 PM 2:20
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

**No.** 1354872