WARRANTY DEED

RECORD AND RETURN TO:
SATURN & MAZER TITLE SERVICES, INC.
File Box "7"
(37195)

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 123,500.00

Julie R. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF October 19 98

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: **Tennessee Mortgage Co.**	MAP-PARCEL NUMBERS
JULIE R. SMITH	**FT Mortgage Companies D/B/A First**	MAP 073-01
(NAME)	(NAME)	
3949 Moss Rose Dr.	**10741 King William Drive**	PARCEL 243
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Dallas, TX 75220**	FB #15DZ-35635
(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, MICHAEL R. OLDHAM AND WIFE, MARY LUCY OLDHAM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JULIE R. SMITH, AN UNAMRRIED WOMAN, AND IRA DAVID SMITH AND MARGARET R. SMITH, HUSBAND AND WIFE

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. 14 on the Plan of Moss Rose Heights Subdivision, Section 2, as of record in Book 1424, Page 109, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Michael R. Oldham and wife, Mary Lucy Oldham, by Deed from Karen Matejka Murray, a married woman, of record in Book 10291, Page 736, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ( )
This is improved (X) property, known as 3949 Moss Rose Drive, Nashville, TN 37216
(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 16th day of October 1998

MICHAEL R. OLDHAM

MARY LUCY OLDHAM

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL R. OLDHAM AND WIFE, MARY LUCY OLDHAM

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of October 1998.

Commission expires 7/24/99

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

0502105 IDENTIF. ↑ REFERENCE

98 OCT 21 AM 10:13

REGISTER DAVIDSON COUNTY, TN.

5920 10/21 0101 03CHECK 467.95

DCTN01WC

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11163 PAGE 717

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	
				123500.00
			CON TX	456.95
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	467.95
			CHECK	467.95
		10/21/98	01	10:16 0001 5920

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 OCT 21 AM 10:13

BILL GARNER II REGISTER
DAVIDSON COUNTY TN.

0502105

IDENTIF. ↑ REFERENCE

No. 1360925