THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $425,000.00. Affiant Subscribed and sworn to before me this 13th day of November, 1998. Notary Public My Commission Expires: 11/2/99

Address New Owner As Follows: Carolyn O. Smith and SunTrust Bank, Nashville, N.A. 308 St. James Park Nashville, TN 37215	Send Tax Bills To: SAME	Map-Parcel Number: 117-13-0-B-092.00CO 7DA 91447

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL A. GAUDETTE AND WIFE, JANIS S. GAUDETTE,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **CAROLYN O. SMITH, as to a one-half (1/2) interest and SUNTRUST BANK, NASHVILLE, N.A., AS SUCCESSOR TRUSTEE FOR THE TRUST UNDER AGREEMENT OF MERIDA B. OMAN FOR CAROLYN OMAN SMITH DATED DECEMBER 3, 1965, as to the remainder one-half (1/2) interest,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a certain building site identified as Lot No. 105, on the Plan of Abbottsford, of record in Book 6250, pages 419-421, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel A. Gaudette and wife, Janis S. Gaudette by deed from Jack H. Dalton, Trustee and Jack H. Dalton and wife, Jeanette H. Dalton, of record in Book 8576, page 823, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions, of record in Book 6537, page 303; Book 8106, page 1 and Restrictions and Reciprocal Easement of record in Book 6478, page 177, as amended in Book 6530, page 242, Register's Office for Davidson County, Tennessee.

2. Matters shown on the Plan of record in Book 6250, pages 419, 420 and 421, Register's Office for said County, as amended in Book 6800, page 164, Register's Office for said County.

3. Storm Water Detention Agreement of record in Book 6555, page 328, Register's Office for Davidson County, Tennessee.

This is improved property known as 308 St. James Park, 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 Grantees, their heirs, successors and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 13th day of November, 1998.

Daniel A. Gaudette

Janis S. Gaudette

Janis S. Gaudette

0102021.01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DANIEL A. GAUDETTE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of November, 1998.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANIS S. GAUDETTE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of November, 1998.

Notary Public

My Commission Expires: 11/27/99

98 NOV 16 PM 3:38
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

7555 11/16 0101 03CHECK 1587.50

0513082
IDENTIF. & REFERENCE

0102021.01

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 11206 PAGE 611

FOR _____

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 425000.00
CON TX 1572.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1587.50
CHECK 1587.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/16/98 01 15:37:0001 7555

98 NOV 16 PM 3:38

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

05/3082
IDENTIF. ↑ REFERENCE

No. 1372637