Mail

THIS INSTRUMENT PREPARED BY:
Ted A. Burkhalter, Attorney at Law
618 Grassmere Business Park, Suite 17
Nashville, Tennessee 37211

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Ann W. Peffen
Affiant

Subscribed and sworn to before me, this 17th day of July, 1998, at Nashville, Tennessee.

Freda R. Swafford
Notary Public

My commission expires: 3/24/2001

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Robert H. Smith et al 6201 Jocelyn Hollow Road Nashville, TN 37205	same as owner/no mortgage	Map 116-2B Parcel 75

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, receipt of all of which is hereby acknowledged, **ANN W. PEFFEN, unmarried,** hereinafter called the Grantor, has this day bargained and sold, and does hereby transfer and convey unto **ROBERT HEWITT SMITH and JOAN McCOY SMITH, TENANTS IN COMMON**, hereinafter called the Grantees, their heirs and/or assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to-wit:

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being Lot No. 93 on the Final Plat of Hill Place, of record in Plat Book 7900, page 913, and amended in pages 923 through 930, and revised in Book 9700, pages 190 and 191, as amended by plat amendment in Book 10058, page 105 and by Surveyor's Certificates of Correction, of record in Book 9854, page 235, and Book 10058, page 112, all in the Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ann W. Peffen by deed from H. G. Hill Realty Company of record in Book 10144, page 323, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all provisions of the Declaration of Protective covenants, Conditions & Restrictions for Hill Place as of record in Book 9645, page 85, as amended in Book 9658, page 19, Book 10058, page 105 and Book 10058, page 112, all in said Register's Office, and to all matters shown on the referenced subdivision Plat as amended.

THIS IS UNIMPROVED property known as 539 Close Lane, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees that she is lawfully seized and possessed of said property, that she has a good right to convey it, and that the same is unencumbered.

AND GRANTOR DOES FURTHER COVENANT and bind herself, her 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 persons whomsoever.

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IN WITNESS WHEREOF Grantor does herewith execute this instrument on this the 17 day of July, 1998.

Ann W. Peffen

ANN W. PEFFEN

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 Ann W. Peffen, with whom I am personally acquainted, and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of July, 1998.

Freda R. Swafford

Notary Public

My commission expires: 3/24/2001

RECORD
NOTARY PUBLIC

053 1820

IDENTIF. & REFERENCE

99 JAN -4 AM 8:02

REGISTER
DAVIDSON COUNTY, TN.

7540 01/04 0101 03CHECK 473.50

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

053 IDENTIF. ↑ REFERENCE

98 JAN -4 AM 8:02

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	125000.00
CON TX	462.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	473.50
CHECK	473.50

01/04/99 01 07:59 0001 7540

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1404840