This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

BOOK 11371 PG. 45

NEW OWNER:
Spence B. Smith and wife,
Jacquelyn Maruska Smith
309 Yorkshire Circle
Nashville, Tennessee 37211

SEND TAX BILL TO:
Ohio Savings Bank
1801 E. Ninth St
Cleveland, OH 44114

MAP & PARCEL
Map and Parcel
161-11-C-54.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

4516 03/05 0101 03CHECK 344.00

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Sworn to and subscribed before me this 26 day of February, 1999.

NOTARY PUBLIC

My Commission Expires: 4/22/01

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

My Commission Expires April 22, 2001

MAIL ENV.

99 MAR -5 PM 2:33

ILLEGIBLE REGISTER DAVIDSON COUNTY, TN.

IDENTIFICATION & REFERENCE

0557226

WARRANTY DEED

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 and sufficiency of which is hereby acknowledged, **CHAD COLLINS, unmarried**, hereinafter called the **"GRANTOR"**, has bargained and sold and by these presents do transfer and convey unto **SPENCE B. SMITH and wife, JACQUELYN MARUSHKA SMITH** hereinafter called the **"GRANTEES"**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Building "K", Unit 125 of the resubdivision of Lot 2 of Phase IV, Villages of Brentwood as of record in Plat Book 6900, page 614, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Chad Collins by quitclaim deed from Nashville Computer Liquidators, Inc. of record in Book 11158, page 190, Register's Office for Davidson County, Tennessee.
>
> THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that they he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1999 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 161-11-C-54.00.

2. All matters appearing on the Plan of Building "K", Unit 125 of the resubdivision of Lot 2 of Phase IV, Villages of Brentwood, of record in Plat Book 6900, page 614, Register's Office for Davidson County, Tennessee.

3. Declaration of covenants, conditions, and restrictions of record in Book 7231, page 789, Register's Office for Davidson County, Tennessee.

4. Declaration of Annexation of record in Book 7494, page 689 and Open Space to Homeowners Association in Book 8507, page 8431, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind himself, his 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.

This improved property is known as 309 Yorkshire Circle, Nashville, Tennessee 37211.

WITNESS our hands this 26th day of February, 1999 in Franklin, Tennessee.

Chad Collins by James L. Collins, Jr. his attorney-in-fact

By: James L. Collins, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, James L. Collins, Jr., who executed the foregoing instrument on behalf of Chad Collins, 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, as the free act and deed of said Chad Collins.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of February, 1999.

Notary Public

BRENDA FRANKS HALL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

My Commission Expires
April 22, 2001

My commission expires: 4/22/2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11371 PG. 47

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

0557226

IDENTIF. & REFERENCE

99MAR-5 PM 2:33

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT . 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 344.00
CHECK 344.00

03/05/99 01 14:32 0001 4516

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1433686