27

BOOK 11523 PG. 160

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26 DAY OF Jan 19 96

Notary Public

MY COMMISSION EXPIRES: 5-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lester McClain	Same	60-3
(NAME)	(NAME)	51
3114 Larkspur Drive		
(ADDRESS)	(ADDRESS)	12DZ44330
Nashville, Tennessee 37207		
(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, Ricardo Henry Smith and wife, Onekki Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lester McClain, married

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. 22 on the Plan of Oak Park Subdivision, as of Record in Book 3600, Page 84, Reigster's Office for said county.

Said Lot No. 32 fronts 89 feet on the Northwesterly side of Larkspur Drive and extends back between lines 220 feet each to the right of way of Interstate I-65, measuring 92.64 feet, thereon.

Being the same property conveyed to Virginia D. Smith, Unmarried, by deed from Joe Wayne Nash and wife, Wilma Ruth Nash of record in Book 5232, page 988, Register's Office for Davidson County, Tennessee.

Also Being the same property conveyed to Ricardo Henry Smith by Last Will and Testament of Virginia Smith, #70673, Probate Court for Davidson County, Tennessee, of Recrod in Will Book 136, Page 74, Register's Office for Davidson County, Tennessee.

0598537

DENOTE ↑ REFERENCE

96 JUN 10 PM 3:33

ELBERT H. REGISTER
DAVIDSON COUNTY, TN.

B258 06/10 0101 03CHECK 159.00

This is improved (X) property, known as 3114 Larkspur Drive, Nashville, Tennessee 37207
Unimproved ( )
(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 26 day of January 19 96

Ricardo Henry Smith
Ricardo Henry Smith

Onekki Smith by Ricardo Henry Smith Atty in fact
Onekki Smith

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 Ricardo Henry Smith ~~and wife, Onekki Smith~~

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 Brentwood, Tennessee, this 26 day of January 19 99.

Commission expires 5-2-01

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 this, _____ day of _____, 19 ____, personally appeared before me, _____ RICARDO HENRY SMITH, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of ONEKKI SMITH and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 26th day of January, 19 99.

My commission expires 5-2-01

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11523 PG. 162

0598537

IDENTIFICATION REFERENCE

99 JUN 10 PM 3:33

BILL GARRETT-REGISTER
DAVIDSON COUNTY, TN.

CAMT	40000.00
CON TX	148.00
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	159.00
CHECK	159.00

06/10/99 01 15:38 0001 B29B

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1472755