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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FRANK DON SMITH, et ux (NAME)	ALLSTATE ENTERPRISES MORT. CORP. (NAME)	5DU 61034
821 WILLOW VIEW (STREET ADDRESS OR ROUTE NUMBER)	627 SO. MANCHESTER AVENUE (STREET ADDRESS)	MAP 162-3
LA VERGNE TN 37086 (CITY) (P. O. ZONE) (STATE)	ANAHEIM, CA 92803 (CITY) (ZONE) (STATE)	PARCEL 320

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00)---------- *Dollars,*

cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption by the Grantees of the balance of an indebtedness to Allstate Enterprises Mortgage Corp. secured by a Deed of Trust of record in Book 5094, page 293, Register's Office for Davidson County, Tennessee,

We, Larry G. Nernes and wife, Helen F. Nernes

have this day bargained and sold, and do hereby transfer and convey unto the said Frank Don Smith and wife, JoAnn Smith, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

BEING Lot No. 134 on the Plan of Haywood Hills, Section 3, as of record in Book 4460, pages 164 and 165, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Larry G. Nernes and wife, Helen F. Nernes, by deed from William & Lee, Inc. of record in Book 4094, page 291, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to a 10 foot public utilities and drainage easement, a 2.5 foot by 25 foot anchor easement and a 30 foot minimum building setback line all of record in Book 4460, page 164 and 165, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions and easements found of record in Book 4691, page 670, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to restrictions and easements of record in the Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,600.40

Subscribed and sworn to before me, this the 17th day of May, 19 78

My commission expires: 8-1-81 (Affix Seal)

Affiant

Notary Public

This is improved (unimproved) property known as 720 Muskhogean Court, Antioch, TN 37013 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Frank Don Smith and wife, JoAnn Smith, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Frank Don Smith and wife, JoAnn Smith, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 17th *day of* May, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Larry G. Nernes by Helen F. Nernes — Helen F. Nernes

LARRY G. NERNES, by Helen F. Nernes — HELEN F. NERNES
as per Power of Attorney of record in Book 5286, page 695, Register's Office for Davidson County, Tenn.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Larry G. Nernes by Helen F. Nernes as per Power of Attorney of record in Book 5286, page 695, R.O.D.C., and Helen F. Nernes, *the within named bargainor.S., with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 17th *day of* May, *19*78.

Carol Twidwell *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 8-1-81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted, and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____*day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

MAY 18 78	CONV	32,600.40			
MAY 18 78	S'TAX		B*	84.76	
MAY 18 78	PR'FEE		B*	.50	
MAY 18 78	W'DEED		B*	4.00	* 89.26

WARRANTY DEED

FROM

LARRY G. NERNES, et ux

TO

FRANK DON SMITH, et ux

E 6 6 1 2 0

IDENTIF. REFERENCE

MAY 18 11 18 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by
M. NORRIS JENKINS
Harding Professional Building
4015 Travis Drive
Nashville, Tennessee 37211