This Instrument Prepared By:
BASS, BERRY & SIMS (EWB)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 6778 PG 835

Address New Owner:	Send Tax Bill To:	Map-Parcel Nos. Part of:
Don L. Smith 107 Bellebrook Cir. Nashville, TN. 37205	Same	130-5 129

FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Margaret G. Bass ("GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto Don L. Smith, Trustee, with full power to mortgage, sell, transfer or convey without the joinder of any beneficiary, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot #10 on the Plan of Bellebrook, of record in Book 5200, page 442, as amended in Book 5982, page 32, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Margaret G. Bass by deed from Chickering Development Company, of record in Book 6395, page 522, said Register's Office.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties. Grantee will be responsible for their payment.

2. Restrictive covenants contained in instrument of record in Book 5938, page 212, said Register's Office, as amended by Amendment of record in Book 6029, page 807, said Register's Office.

3. Easements, setback lines, conditions of Owner's Certificate, and other matters appearing upon the Plan of Bellebrook, of record in Book 5200, page 442, as amended in Book 5982, page 32, said Register's Office.

This conveyance of said property is made subject to an option of James I. Vance Berry, Trustee, to repurchase the same upon the terms and conditions set forth in that certain Contract For Sale and Purchase Of Real Property dated December 22, 1982, between the Grantor and James I. Vance Berry, Trustee, which option shall be exercisable by James I. Vance Berry, Trustee, if the actual construction of a residence and other improvements upon said Property have not been commenced within three (3) years of April 4, 1983.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor 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 set forth hereinabove.

And Grantor does further covenant and bind herself, and her heirs and assigns to warrant and forever defend the title to the said land to Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Deed this 3rd day of February, 1986.

GRANTOR:

BOOK 6778 PAGE 863

Margaret G. Bass

Margaret G. Bass

E. Warner Bass joins herein for the purpose of conveying any interest he may have in the said Property by virtue of his marriage to Margaret G. Bass.

E. Warner Bass

E. Warner Bass

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ 97,500.00.

Affiant

Sworn to and subscribed before me this 3rd day of Feb., 1986.

Notary Public

My Commission Expires:

My Commission Expires Nov. 1, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, MARGARET G. BASS and E. WARNER BASS, the within-named bargainors, 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, at office, this 3rd day of February, 1986.

Notary Public

My Commission Expires:

4-20-86

FEB 6 4 10 PM '86
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

7.46.40

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6778 PAGE 837

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

2750.00- [illegible]
253.00 [illegible]
.50 [illegible]
6.00 [illegible]
[illegible]
2804402/06/8[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 4 6 4 0

IDENTIF. REFERENCE

FEB 6 4 19 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 217472