Prepared by: Ballew & Freeman, Attys, P.O. Box 1368, Madison, TN 37116

WARRANTY DEED

BOOK 7074 PAGE 618

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Mortgagee	MAP PARCEL NUMBERS
Phillip N. Smith (NAME)	Tenn Housing Development Agcy (NAME)	72-10-101
1021 West Delmas Avenue (STREET ADDRESS OR ROUTE NUMBER)	c/o Covenant Mortgage Corp. 101 Winners Circle, Suite 212 (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

cash in hand paid by the grantee(s) hereinafter named, and other good and valuable consideration, receipt of which is hereby acknowledged;

MARY KATE POTTS, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said

Phillip N. Smith, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the westerly 75 feet of Lot No. 6 on the Map of the East Hill Addition, as of record in Book 332, page 33, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 6 fronts 75 feet on the northerly side of Delmas Avenue and runs back between parallel lines, 191 feet, more or less, to the northerly line of said subdivision.

Being the same property conveyed to Mary Kate Potts by deed from Turner E. Binkley and wife, Teresa G. Binkley as of record in Book 6227, page 729, Register's Office for Davidson County, Tennessee.

74675

IDENTIFICATION REFERENCE

Dec 19 9 26 AM '86

RUSH

NOTARY PUBLIC AT LARGE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $49,900.00

Subscribed and sworn to before me this the 15 *day of* Dec 19 86

Affiant

My commission expires: 11-12-89 *(Affix Seal)*

Notary Public

unimproved ( )
This is improved (X) property, known as 1021 West Delmas Avenue, Nashville, TN 37216
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees 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. except 1986 property taxes, prorated and assumed by grantee(s).

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

Whenever 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 hands this 18 *day of* Dec *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Kate Potts
MARY KATE POTTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7074 PAGE 619

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* MARY KATE POTTS, *the within named bargainor*, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, *Tennessee, this* 18 *day of* Dec, 19 89

Notary Public

Commission expires 11-12-89

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 (or proved to me on the basis of satisfactory evidence), 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 _____

WARRANTY DEED

FROM

Mary Kate Potts

TO

Phillip N. Smith

B1041

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

BOOK 7074 PAGE 620

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

43.00 CAPIT.
139.75 RSTAX
.50 PRFE
6.30 MORT
CHECK 146.25
DOCUMENT/PAGE SAL .75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74675

IDENTIFICATION REFERENCE

Dec 19 9 26 AM '86

No. 24787