This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Buford C. Earnhardt and

Douglass M. Johnson

TO

Madison Smith

For draftsman's use

Mail

This instrument prepared by:
Theodore H. Pailet, Attorney
1906 South Street
Nashville, TN 37212

BOOK 7074 PAGE 800

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madison Smith (NAME)	(same) (NAME)	Map 93-10
P.O. Box 24907 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 230
Nashville, TN 37202 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Field BK 13W 11030

(FOR REGISTER'S USE)

IDENTIFICATION

Dec 19 10 15 AM '86

7413 42

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF Dec. 1986

Notary Public

MY COMMISSION EXPIRES: 12/26/89

(AFFIX SEAL)

For and in Consideration of the sum of Two Hundred Fifteen Thousand and No/100---------($215,000.00)---------**DOLLARS** cash in hand paid by Madison Smith, Grantee, the receipt of which is hereby acknowledged, we, Buford C. Earnhardt and Douglass M. Johnson, herein referred to as Grantors,

.....**have bargained and sold, and by these presents do transfer and convey unto the said** Madison Smith, his .....**heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

Being the southerly 20 feet of Lot No. 6, all of Lot No. 7, and the northerly 38 1/4 feet of Lot No. 8 on the Map of Barrow Grove, of record in Book "S", page 279, Register's Office for said County.

Said Property fronts 118 1/4 feet on the easterly side of 6th Avenue, South, and runs back between parallel lines 210 feet, more or less, to an alley in the rear.

Being the same property conveyed to Buford C. Earnhardt and Douglass M. Johnson by deed from Third National Bank, et al, of record in Book 5922, page 800 Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (a) 1986 taxes which are being prorated as of the date hereof, payment of which is assumed by Grantee, and (b) right of parties in possession pursuant to an unrecorded lease to Billy R. Dawson and W. Susan Dawson, d/b/a The Glass Doctor of Nashville dated May 17, 1985.

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unimproved ( )
This is improved (X) property, known as 504, 506, 508 and 510 6th Avenue, S. Nashville, TN 3720
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Madison Smith, his heirs and assigns, forever.

And we do covenant with the said Madison Smith 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, except as herein set out.

And we, Buford C. Earnhardt and Douglass M. Johnson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Madison Smith, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 18th day of December, 1986

Sue C. Earnhardt
Sue C. Earnhardt

Buford C Earnhardt
Buford C. Earnhardt

Jean Johnson
Jean Johnson

Douglass M. Johnson
Douglass M. Johnson

STATE OF TENNESSEE } GEORGIA
COUNTY OF DAVIDSON } STATE AT LARGE

Personally appeared before me, PATRICIA A. COBB, a Notary Public in and for said County and State, the within named BUFORD C. EARNHARDT + SUE C. EARNHARDT

the bargainor, 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 MARIETTA, GA, Tennessee, this 16th day of December, 1986.

Patricia A. Cobb, Notary Public.

Notary Public, Georgia, State at Large
My Commission Expires June 14, 1988
Commission expires

STATE OF ~~TENNESSEE~~ } GEORGIA
COUNTY OF DAVIDSON } STATE AT LARGE

Before me, PATRICIA A. COBB, a Notary Public of the State and County aforesaid, personally appeared DOUGLAS M. JOHNSON + JEAN JOHNSON, 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 MARIETTA, GA, this 16th day of December, 1986.

Patricia A. Cobb, Notary Public.

Notary Public, Georgia, State at Large
My Commission Expires June 14, 1988
Commission expires

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7074 PAGE 802

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
			21503 .50- CA1T,	
			CE2.50 CSTAX	
			.50 PRFE	
			6.00 WDE 2	
			CHECK	603.50-
			91250127/9/86 TAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 4 7 4 2

IDENTIFICATION REFERENCE

DEC 19 10 15 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 24858