This Instrument Prepared By:
Barry W. Bedford, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

BOOK 7115 PAGE 751

Address of New Owner(s):	Mortgagee:	Map-Parcel No.
Billy R. Coley, Jr. et ux, Helen M. Coley 71 Jonell Drive Nashville, TN 37210	First American National of Nashville First American Center Nashville, TN 37237	119-2-225

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, C. W. SMITH and wife, GERALDINE SMITH (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to BILLY R. COLEY, JR. and wife, HELEN M. COLEY (the "Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 189 on the Map of Sterling Heights, Section Five, as of record in Book 1835, page 37, Register's Office for Davidson County, Tennessee.

SAID Lot No. 189 fronts 99.06 feet on the easterly margin of Jonell Drive and runs back between lines, measuring 160.6 feet on the northerly side and 113 feet on the southerly side to a dead line in the rear on which it measures 100 feet.

BEING the same property conveyed to C. W. Smith by Deed from Bedford F. Rucker, III and wife, Kathleen M. T. Rucker of record in Book 4665, page 171, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Plan of record in Book 1835, page 37, said Register's Office.

This conveyance is made subject to 1987 property taxes, which have been prorated and assumed by the Grantees.

Geraldine Smith, being the spouse of C. W. Smith, joins in this conveyance for the purpose of conveying any right, title and interest she may have as a result of her marital status.

This is improved property as 71 Jonell Drive, Nashville, Davidson County, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 23rd day of March, 1987.

C. W. SMITH

GERALDINE SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of March, 1987, before me personally appeared C. W. SMITH AND GERALDINE SMITH, to me known or proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

11-12-90

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS
23RD DAY OF MARCH, 1987.

NOTARY PUBLIC

My Commission Expires: 11-12-90

0832

IDENTIFICATION REFERENCE

MAR 26 1 54 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7181 PAGE 783

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

40[illegible].00- CAMT.
12.00 CSTAX
.50 PRFEE
6.00 MISC.
CASH 18.50-
6930[illegible]03/26/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 8 3 0 2

IDENTIFICATION REFERENCE

MAR 26 1 54 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 61946