This Instrument Prepared By:
MITCHELL A. WATTS
Watts & Underwood
Suite 150 2000 Richard Jones Rd.
Nashville, Tennessee 37215

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anthony C. Lance (NAME)	CITY FEDERAL SAVINGS BANK (NAME)	MAP 83-6
504 North 17th Street (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	PARCEL 354
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	23W-16270

FOR AND IN CONSIDERATION of the sum of FORTY TWO THOUSAND AND 00/100---------- *Dollars,*

Lena Smalling

have this day bargained and sold, and do hereby transfer and convey unto the said Anthony C. Lance, unmarried

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

BEING the north 62.5 feet of Lot No. 3 on the Map of W. L. Horn's Spout Spring Tract of record in Book 57, page 106, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 3 fronts 62.5 feet on the westerly side of North 17th Street, formerly Hughes Avenue, and runs back between parallel lines 170.0 feet to the east line of Lot No. 2 of said subdivision.

BEING the same property conveyed to Lena Smalling, as devisee under the Will of Vergie E. Law of record in Will Book 151, page 555, Probate Court Clerk's Office for Davidson County, Tennessee, the said Vergie E. Law being conveyed the property by deed from Flauline Bell, a widow, of record in Book 2750, page 489, Register's Office for Davidson County, Tennessee.

Charley C. Smalling joins in this conveyance to convey any interest he may have in the property, particularly any marital interest.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,000.00

Subscribed and sworn to before me this the 30th *day of* April 19 87

Affiant

My commission expires: March 11, 1990 *(Affix Seal)*

Notary Public

This is improved ( ) unimproved (X) property, known as 504 North 17th Street, Nashville, Tennessee 37206
(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.

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 30th *day of* April, 19 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charley C. Smalling
Charley C. Smalling

Lena Smalling
Lena Smalling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me Mitchell A. Watts, *a Notary Public in and for said County and State* Lena Smalling and Charley C. Smalling

the within named bargainor s, *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 and official seal at Nashville, *Tennessee, this* 30th *day of* April, *19* 87.

Mitchell A. Watts
Notary Public

Commission expires March 11, 1990

Mitchell A. Watts

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 _____

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 4 | 59 PM '87

IDENTIFICATION REFERENCE

21697.

WARRANTY DEED

FROM
Lena Smalling
TO
Anthony C. Lance, unmarried

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 _____

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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

42000.00- CAMT.
117.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 124.10-
2346A05/04/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2169.7

IDENTIFICATION REFERENCE

MAY 4 1 59 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76990