THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR. NO.
Richard Edward Pence,etux 232 Hickory Street Madison, Tenn. 37115	SAME AS NEW OWNER	Map 43-13 Par. 310 11d-49035

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, ROBERT C. SMITH and wife, TAMMIE D. SMITH hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said RICHARD EDWARD PENCE and wife, PAMELA JOYCE PENCE, hereinafter referred to as the "GRANTEES", their heirs and assigns , a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 32 on Block "D" on the Map of Crittenden Estates, of record in Book 974, page 69, Register's Office for said County.
Said Lot No. 32 fronts 50 feet on the south side of Hickory Street, formerly Oak Street, and runs back between parallel lines, 140 feet more or less to a dead line.
Being the same proeprty conveyed to Robert C. Smith and wife, Tammie D. Smith, by deed from James B. Ayers and wife, Mildred Marie Ayers, of record in Book 6413, page 731, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And, We, the Grantors do covenant with the said Grantees, that we are lawfully seized and possessed of said land in fee simple, have a good right convey it and warranty that the same is unencumbered, except (1) 1987 State & County taxes, a lien, prorated between the parties and assumed in full by the Grantees, and (2) The Plan of record in Book 974, page 69, said Register's Office.

And the, Grantors do further covenant and bind ourselves,

our heirs and representatives to warranty and forever defend the title to the land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 28th day of August, 1987.

Robert C. Smith
ROBERT C. SMITH

Tammie D. Smith
TAMMIE D. SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT C. SMITH and wife, TAMMIE D. SMITH 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 this the 28th day of August, 1987.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Richard Edward Pence
Affiant

Sworn to and subscribed before me, this the 28th day of August, 1987.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1988

6057.7

IDENTIFICATION REFERENCE

AUG 31 10 12 AM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7338 PAGE 953

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

35000.00- CAMT.
98.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 104.50-
7199A08/31/87 BAL .09

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6057.7

IDENTIFICATION REFERENCE

AUG 31 10 12 AM '87

REGISTER
DAVIDSON COUNTY, TN

No. 10995