file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
William E. Smith, Jr.	Sovran Mortgage Corporation	133-3
114 Vaden Drive		149
Nashville, Tennessee 37211	201 East Cary Street	6DA-54720
	Richmond, VA 23219	

WARRANTY DEED

BOOK 7368 PAGE 434

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert Tyrone Butts and Barbara Ann Forkum hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William E. Smith, Jr. and wife, Janice G. Smith hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 189 on the plan of Glencoe Acres, Section II, of record in Book 1835, Pages 136, 137 and 138, as amended, in Book 2099, Page 408, Register's Office for said County.

SAID Lot No. 189 fronts 86 feet on the northerly margin of Vaden Drive and extends back 185.4 feet on the easterly line and 179.6 feet on the westerly line to a dead line in the rear, measuring 86.4 feet thereon.

BEING the same property conveyed to R. Thomas Butts and wife, Sara Byrd Butts, by deed from L. H. Hardaway and wife, Daisie Gupton Hardaway, of record in Book 2156, Page 217, said Register's Office. R. Thomas Butts subsequently died. Sara Byrd Butts has since died. Pursuant to Last Will and Testament of Sara Elizabeth Byrd Butts, subject property was devised to Robert Tyrone Butts and Barbara Ann Forkum. Certified copy of said Will is being recorded simultaneously herewith.

This instrument is executed on behalf of Robert Tyrone Butts by Barbara Ann Forkum as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to this deed and incorporated herein by reference.

This is (~~an~~) improved property, known as 114 Vaden Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 30th day of September, 1987.

Barbara Ann Forkum
Barbara Ann Forkum

Robert Tyrone Butts
Robert Tyrone Butts
BY: Barbara Ann Forkum, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of September, 1987, before me personally appeared Barbara Ann Forkum, 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 acknowledged that she executed the same as her free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7368 PAGE 435

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~

The actual consideration or value, whichever is greater, for this transfer is $ 64,000.00

_____
Affiant

Subscribed and sworn to before me, this the 30th day of September, 1987.

_____
Notary Public

My Commission Expires: Nov 1, 1987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Ann Forkum, 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 on behalf of Robert Tyrone Butts as the free act and deed of the within named Robert Tyrone Butts.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of September, 1987.

_____
NOTARY PUBLIC

My commission expires: Nov 1, 1987

WARRANTY DEED

from:
Robert Tyrone Butts and Barbara Ann Forkum

to:
William E. Smith, Jr. and wife, Janice G. Smith

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-26968

"EXHIBIT A"

BOOK 7368 PAGE 436

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Barbara Ann Forkum

Affiant Barbara Ann Forkum

Sworn to and subscribed before me this 30TH day of September, 19 87.

Christy Hilkin Avery

Notary Public

My Commission Expires: 11-1-87

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

7 0 4 5 2

IDENTIFICATION REFERENCE

Oct 1 11 22 AM '87

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7368 PAGE 437

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

64000.00- CAMT.
179.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 188.70-
8594A10/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7045.2

IDENTIFI REFERENCE

OCT 1 11 22 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 22136