Prepared by Weems & Stroop 162 Fourth Avenue North Nashville, Tn 37219

WARRANTY DEED

For and in consideration of Ten Dollars cash and other good and valuable consideration, ROBERT J. SMITH, unmarried, herein Grantor, has bargained and sold, and by these presents does transfer and convey unto the said JAMES D. HUGHEY, herein Grantee, his 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 the easterly 100 feet of Block No. 26 on the Map of Charlotte Park 2nd Addition, extended, etc., as of record in Book 421, Page10, Register's Office for said County, described as follows:

BEGINNING at the northwest corner of nevada Avenue, formerly 3rd Avenue, and "B" Street or 39th Avenue North, being the southeast corner of said Block No. 26; thence with the northerly margin of Nevada Avenue, westwardly 100 feet; thence northwardly parallel with the westerly margin of "B" Street or 39th Avenue north, 150 feet to the southerly margin of an alley; thence with the southerly margin of said alley eastwardly 100 feet to the westerly margin of "B" Street or 39th Avenue North, thence with said margin southwardly 150 feet to the beginning.

BEING the same property conveyed to ROBERT J. SMITH by quitclaim deed of record in Book 7392, Page 836 in said Register's Office.

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, his heirs and assigns, forever. And Grantor does covenant 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 except for real property taxes for 1988 and future years and a deed of trust in Book 6815, Page 453 in said Register's Office.

And Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee and Grantee's heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this fifteenth day of January, 1988.

ROBERT J. SMITH

DAVIDSON COUNTY, TN
JAN 15 12 22 PM '88
IDENTIFICATION REFERENCE
97829

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me ROBERT J. SMITH, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 1988.

Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires: 10-24-88

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $43,167.26. This is improved property known as 3900 & 3902 Nevada Avenue Nashville, Tennessee 37209.

James D. Hughey

AFFIANT

Subscribed and sworn to before me, this the 15th day of January, 1988.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My commission expires:

Address New Owners
James D. Hughey
BAY 212
108 MIDTOWN CT.
HENDERSONVILLE, TN
37075

Send Tax Bills
Same

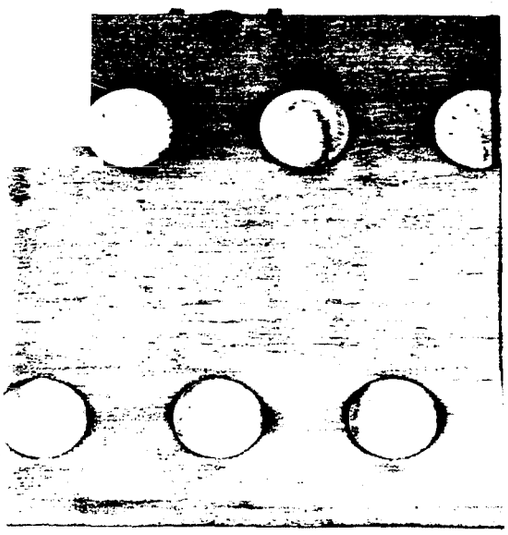
Map-Parcel Number
92-13-203 & 204
11W71745/11W71750

mail

1991 01/15 0101 03CHECK 127.46

OFFICIAL RECEIPT

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



RECEIVED OF _____

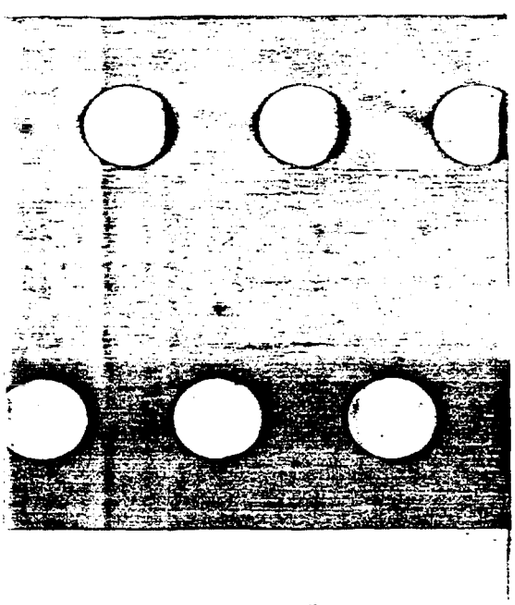
FOR _____

BOOK 7450 PAGE 62

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
				CAMT 43167.26
				CON TX 120.96
				PRFEE 0.50
				MISCED 6.00
				TOTAL 127.46
				CHECK 127.46

01/15/98 01 12:27 0001 8753



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97829

IDENTIFICATION REFERENCE

JAN 15 12 22 PM '98

DAVIDSON COUNTY, TN

No. 53504