THIS INSTRUMENT PREPARED BY:
Paul T. Housch, Attorney at Law
211 Third Avenue North
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 7458 PAGE 105

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Johnie F. Smith (NAME)	S.C. N. Mortgage Corp. (NAME)	MAP 96-14
2843 Twin Lawn Drive (STREET ADDRESS OR ROUTE NUMBER)	101 Greystone Blvd. (STREET ADDRESS)	PARCEL 84
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Columbia, S.C. 29226 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ~~TEN AND NO/100~~ ----------$10.00---------- Dollars,

Cash in hand paid by Johnie F. Smith, Lillian M. Nichols and other good and valuable considerations* accepted as cash the receipt of all of which is hereby acknowledged,

Vernon Ellis Cook, Sr. and wife, Bonnie R. Cook have this day bargained and sold, and do hereby transfer and convey unto the said Johnie F. Smith and Lillian M. Nichols the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 141 on the plan of Twin Lawn, as of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 141 fronts 80.0 feet on the southerly side of Twin Lawn Drive and extends back 150 feet between parallel lines to a dead line measuring 80.0 feet.

Being the same property conveyed to Vernon Ellis Cook, Sr. and wife, Bonnie R. Cook by deed from Thomas B. King and wife, Ruby N. King, of record in Book 5214, page 606, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 7451, page 785, said Register's Office, the said Vernon Ellis Cook, Sr. conveyed all of his right, title and interest in the above described property to Bonnie R. Cook. Vernon Ellis Cook, Sr. now joins in this conveyance for the purpose of conveying any marital rights in which he may have in the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 62,000.00

Subscribed and sworn to before me this the 27th day of January 19 88

Affiant

My commission expires: 1-21-90 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as 2843 Twin Lawn Drive, Nashville, Tennessee 37214
(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 27th day of January, 19 88, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Vernon Ellis Cook Sr.

Bonnie R. Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7458 PAGE 106

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Vernon Ellis Cook, Sr. and wife, Bonnie R. Cook

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, *this* 27th *day of* January, 1988.

Kay B. Houser
Notary Public

Commission expires 1-21-90

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*____.

2220 01/28 0101 03CHECK 180-10

_____
Notary Public

Commission expires _____

*As part of the consideration for this deed, grantee hereby assumes and agrees to pay the unpaid balance of principal and interest in the amount of $27,373.58 on a loan secured by a Deed of Trust from the grantor herein to Exchange Bond and Mortgage Corp., later assigned to The Tremont Savings & Loan Association, which Deed of Trust is recorded in Book 5214, page 608, in the Register's Office of Davidson County, Tennessee, and also assumes the obligations of Vernon Ellis Cook, Sr., Veteran under the terms of the instruments creating said loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty of insurance of the indebtedness above mentioned. The holder of said mortgage shall have the right to exercise the power of sale contained herein in the name of the original grantor, notwithstanding this or any other assumption of mortgage debt.

Johnie F. Smith
Johnie F. Smith

Lillian M. Nichols
Lillian M. Nichols

Personally appeared before me, the undersigned, a Notary Public in and for Davidson County, State of Tennessee, Johnie F. Smith and Lillian M. Nichols the within named bargainors, 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 27th day of January, 1988.

My commission expires: 1-21-90

Kay B. Houser
Notary Public

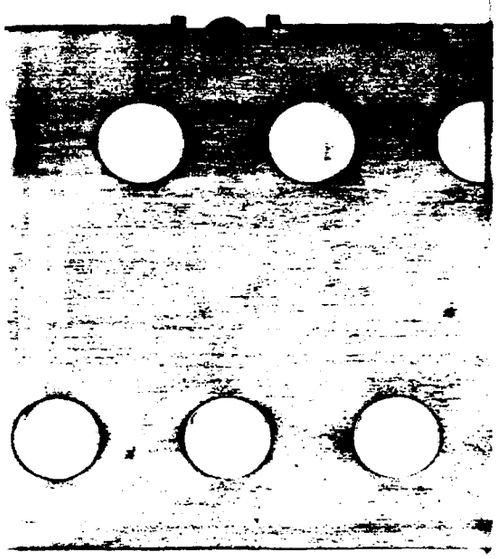
WARRANTY DEED

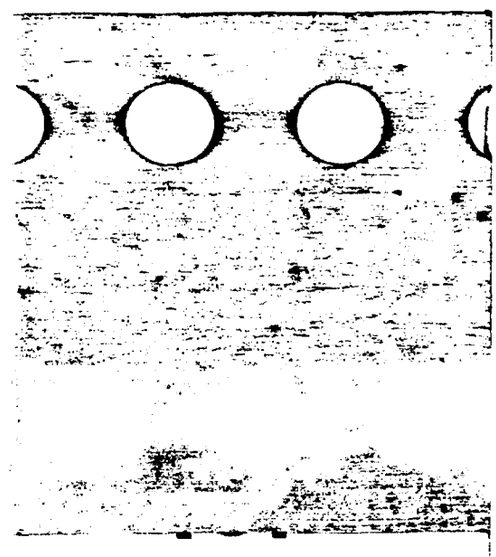
FROM
Vernon Ellis Cook, Sr. and wife, Bonnie R. Cook

TO
Johnie F. Smith and Lillian M. Nichol

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

7 5 0 0 9 3





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7458 PAGE 107

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	62000.00
CON TX	173.60
PRFEE	0.50
MDEED	6.00
TOTAL	180.10
CHECK	180.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY

01/28/88 01 13:40 0001 2220

0095%

IDENTIFI REFERENCE

JAN 28 1 38 PM '88

REGISTER
DAVIDSON COUNTY, TN

No. 57111