BOOK 7473 PAGE 792 Box 22

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Julie S. Boyte
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF February, 19 88

Notary Public

MY COMMISSION EXPIRES: 11-12-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
Julie Sue Boyte	National Mortgage Company	133-6-60
(NAME)	(NAME)	
3615 Sanford Avenue	4041 Knight Arnold Road	06DA 56185
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Memphis, Tennessee 38118	
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, J. Edward Smithson* and Joy Elaine Smithson Warrick

*Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julie Sue Boyte, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 8 on the Map of D. M. Mincy's Addition To Flatrock Being a Subdivision of the Land Conveyed to D. M. Mincy by C & M Chancery Court, of record in Book 547, page 24, Register's Office for said County, and being more particularly described according to a survey made by John B. Kohl, III, dated January 14, 1988, as follows:

SAID Lot No. 8 fronts 50 feet on the westerly margin of Sanford Avenue and extends back between parallel lines 180.25 feet to an alley.

Being the same property conveyed to J. Edward Smithson and wife, Sarah E. Smithson by deed from Howard W. Greenfield and wife, Audrey E. Greenfield of record in Book 5183, page 253, Register's Office for Davidson County, Tennessee. J. Edward Smithson and wife, Sarah E. Smithson having since quitclaimed unto J. Edward Smithson and wife, Sarah E. Smithson and to Joy Elaine Smithson, one-half undivided interest each as joint tennants of record in Book 6879, page 577, said Register's Office. The said Sarah E. Smithson having since died.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Jackie Eugene Warrick, husband of Joy Elaine Smithson Warrick, joins in to convey any interest he may have in subject property by reason of his marital status.

This is to certify that J. Edward Smithson and James E. Smithson are one in the same person.

This is to certify that Joy Elaine Smithson and Joy E. Smithson Warrick are one in the same person.

This is unimproved (XX) improved ( ) property, know as 3615 Sanford Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 their hand s this 18th day of February, 19 88

J. Edward Smithson Jackie Eugene Warrick Joy Elaine Smithson Warrick

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Edward Smithson and Joy Elaine Smithson Warrick

the bargainor s, 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 at Nashville, Tennessee, this 18th day of February, 1988.

Commission expires 11-12-89

Notary Public

* or proved to me on the basis of satisfactory evidence.

DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted * and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
J. Edward Smithson and Joy Elaine Smithson Warrick

TO
Julie Sue Boyte, Unmarried

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

9713 02/22 0101 03CHECK 104.50

0655 1.

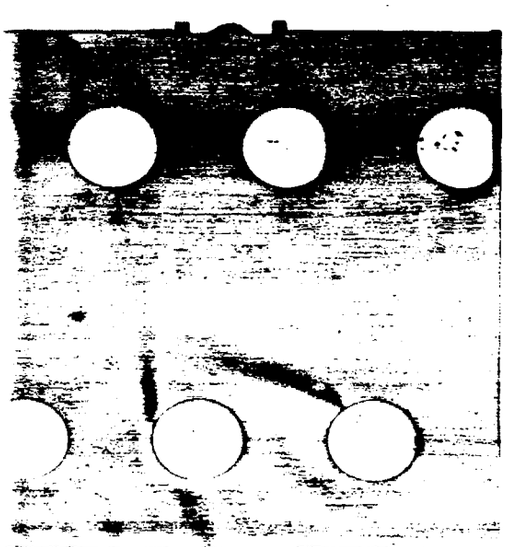
IDENTIFICATION REFERENCE

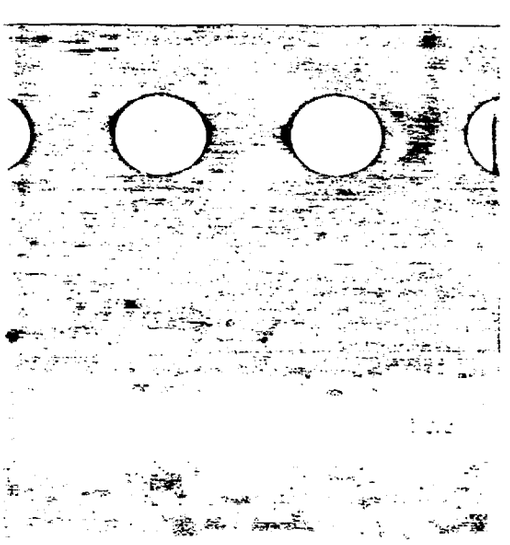
FEB 22 11 25 AM '88

DAVIDSON COUNTY, TN

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 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 35000.00
CON TX 98.00
PRFEE 0.50
WDEED 6.00
TOTAL 104.50
CHECK 104.50

02/22/98 01 11:26 0001 8753

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06551

IDENTIFI REFERENCE

FEB 22 11 25 AM '98

DAVIDSON COUNTY, TN

No. 63517