file box 8/jc

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

BOOK 7502 PAGE 258

ADDRESS NEW OWNER:
Douglass B. Smith
3813 Central Avenue
Nashville, TN 37205

MORTGAGEE:
Sears Mortgage Corporation

300 Knightsbridge Parkway
Lincolnshire, IL 60069

MAP-PARCEL NUMBERS:
MAP 104-09
PARCEL 028
26W-01985

WARRANTY DEED

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,

Helen M. Devine, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Douglass B. 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. 202 on the plan of Richland Realty Company's Second Subdivision, Division "B", of record in Book 332, page 92, Register's Office for said County.

SAID Lot No. 202 fronts 50 feet on the southeasterly margin of Central Avenue and extends back between parallel lines, 192.5 feet to an alley.

BEING the same property conveyed to Helen M. Devine by deed from Elbert L. Bickley and wife, Helen S. Bickley of record in Book 4541, page 294, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This instrument is executed on behalf of Helen M. Devine by George Spero as her Conservator pursuant to an Order filed March 24, 1988, in the Probate Court for Davidson County, Tennessee, a certified copy of which is being recorded simultaneously herewith.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAR 29 1 13 PM '88

IDENTIFICATION REFERENCE
16879

This is (~~not~~) improved property, known as 3813 Central Avenue, Nashville, TN 37205.

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 25th day of March, 19 88.

Helen M. Devine
BY: George Spero, Conservator

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7502 PAGE 259

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 $ 117,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 25th day of March, 19 88.

_____
Notary Public

My Commission Expires: Oct 9, 1991

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 George Spero, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Helen M. Devine as her Conservator as the free act and deed of the within named Helen M. Devine.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of March, 1988.

_____
NOTARY PUBLIC

My commission expires: Oct 9, 1991

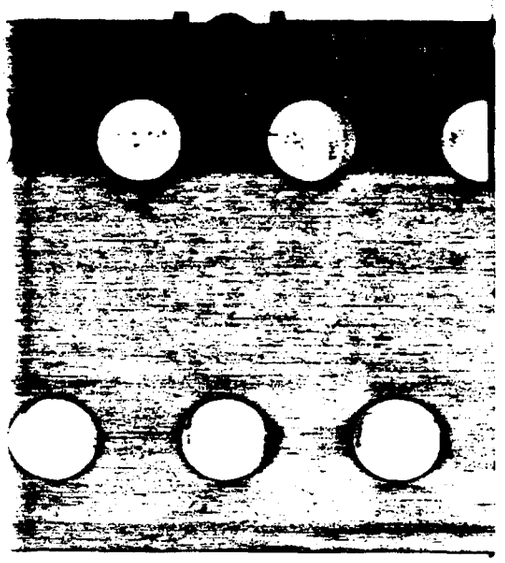
WARRANTY DEED

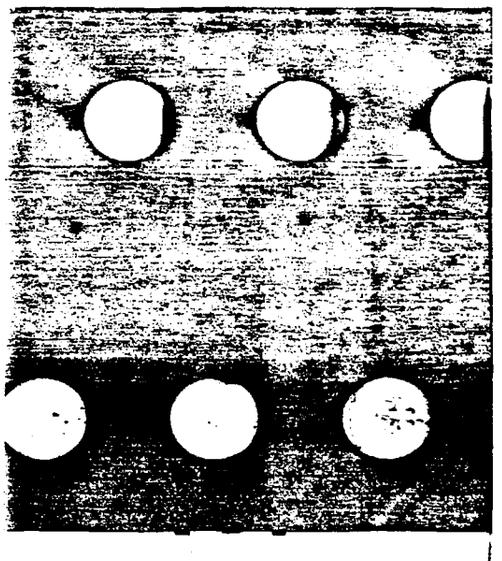
from:
Helen M. Devine, unmarried,

to:
Douglass B. Smith

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

TN-27344





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7502 PAGE 260

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16679

IDENTIFICATION REFERENCE

Mar 29 1 13 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

03/29/88 01 13:15 0001 0668

PAID

	117000.00
CON TX	327.60
PRFEE	0.50
WDEED	6.00
TOTAL	334.10
CHECK	334.10

No. 75215