File # 28

BOOK 7543 PAGE 893

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,900.

Ursula I. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May 19 88

O. Carol Smith
Notary Public

MY COMMISSION EXPIRES: March 12 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Attorney, 222 Third Avenue, North, Nashville, TN
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
AVERY J. SMITH (NAME)	AVERY J. SMITH (NAME)	82-7-409
2968 Cherry Hills Dr. (STREET ADDRESS OR ROUTE NUMBER)	2968 Cherry Hills Drive (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Antioch, Tennessee 37013 (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, JAMES M. COUNCIL, JOE E. SEIBERT AND THEODORE ENSLEY, JR., PARTNERS, d/b/a C. S. & E. INVESTMENT COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AVERY J. SMITH AND WIFE, URSULA I. SMITH

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. 20 on the Plan of Millers Addition to Edgefield, of record in Book 57, page 133, Register's Office for said County, described as follows:

Said Lot No. 20 fronts 50 feet on the westerly side of North 5th Street and extends back between parallel lines 170 feet to an alley.

Being part of the same property conveyed to James M. Council, Joe E. Seibert and Theodore Ensley, Jr., partners d/b/a C. S. & E. Investment Company, by deed from Billy R. Ballard and wife, Rose Ballard, of record in Book 6257, page 562, and by deed from Jannie O. Council, of record in Book 6257, page 564, Register's Office for Davidson County, Tennessee.

The property herein described and conveyed in this instrument is not the usual place of residence of the grantors.

30423

IDENTIFICATION REFERENCE

MAY 13 2 17 PM '88

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

This is ( ) unimproved (X) improved property, known as 820 North 5th Street - Nashville, Tennessee
(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 covenant 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 our hands this 13th day of May, 19 88

C. S. & E. INVESTMENT COMPANY

By: James M. Council
James M. Council, Partner

Joe E. Seibert
Joe E. Seibert, Partner

Theodore Ensley, Jr.
Theodore Ensley, Jr., Partner

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Commission Expires_____ _____Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____a Notary Public in and for 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 himself to be the _____

_____of the _____

a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____day of _____, 19____.

_____Notary Public

Commission Expires_____

WARRANTY DEED

FROM

TO

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

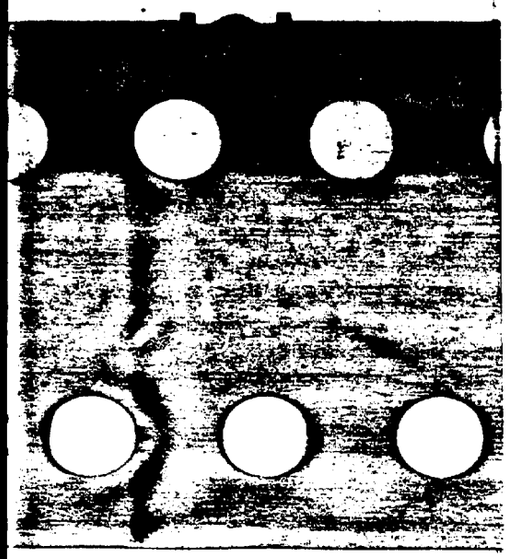
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JAMES M. COUNCIL, JOE E. SEIBERT AND THEODORE ENSLEY, JR., with whom I am personally acquainted, and who upon oath, acknowledges themselves to be partners of C. S. & E. Investment Company, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

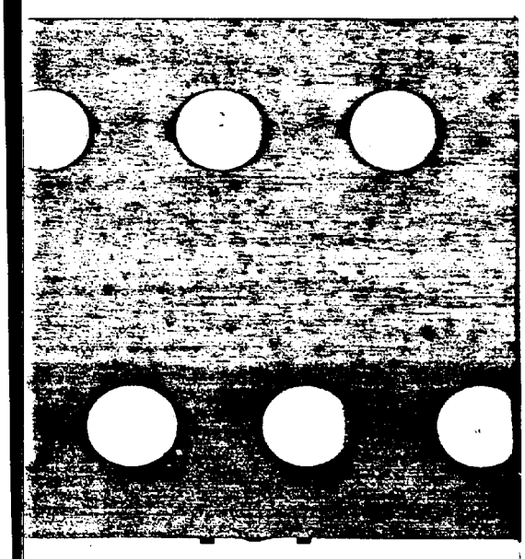
Witness my hand and seal, this 13th day of May, 1988.

_____
Notary Public

My Commission expires

March 11, 1991





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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30423

IDENTIFT REFERENCE

MAY 13 2 17 PM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CAMT	58900.00
CON TX	164.92
PRFEE	0.50
MDEED	6.00
TOTAL	171.42
CHECK	171.42

05/13/98 01 14:20 0001 7010

No. 91227