BOOK 7557 PAGE 912 Box 58/RODC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 88

Notary Public Jeffrey L. Combos

MY COMMISSION EXPIRES: January 21, 1990

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Combos & Lawless, P.C. First American Center Nashville, TN 37238-0057

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
George T. Donovan	NEW OWNER	MAP 91-15
(NAME)	(NAME)	
4712 Elkins Avenue		PARCEL 342
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209		12W 00585
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, The Estate of Viola B. Smith, Henry C. Smith, Executor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George T. Donovan and wife, Kathryn G. Donovan

2675 05/31 0101 03CHECK 171.70

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:

BEING part of the International Exposition Building Lot on the Plan of Charlotte Park, 1st Addition, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the northeast corner of Elkins Avenue formerly 2nd Avenue, and 48th Avenue, formerly 7th Street, and running thence eastwardly, along the northerly margin of said Elkins Avenue sixty five (65) feet to a point; thence northerly, and parallel with 48th Avenue one hundred and fifty (150) feet to the Southern margin of an alley; thence westwardly, along the southern margin of said alley, sixty five (65) feet to the easterly margin of 48th Avenue: thence southerly, along the easterly margin of said 48th Avenue, one hundred and fifty (150) feet to the beginning point.

BEING the same property conveyed to H.C. Smith and wife, Viola B. Smith by Installment Deed from T.O. Hall, of record in Book 4456, page 98, Register's Office for Davidson County, Tennessee.

SAID H.C. Smith having now died, property is now vested in the Estate of Viola B. Smith.

3523 IDENTIFICATION REFERENCE MAY 31 3 29 PM '88 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 4712 Elkins Avenue, Nashville, TN 37209
(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 my hand this 26th day of May, 19 88

H. C. Smith, EXECUTOR

The Estate of Viola B. Smith, Henry C. Smith, Executor

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STATE OF TENNESSEE
County of Davidson

Personally appeared before me, The Estate of Viola B. Smith, Henry C. Smith, Executor

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 26th day of May, 1988

Commission expires January 21, 1990

Jeffrey W. Combos
Notary Public

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Henry C Smith

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26 day of May, 1988

Commission expires 1-21-90

Notary Public

WARRANTY DEED

FROM

The Estate of Viola B. Smith,

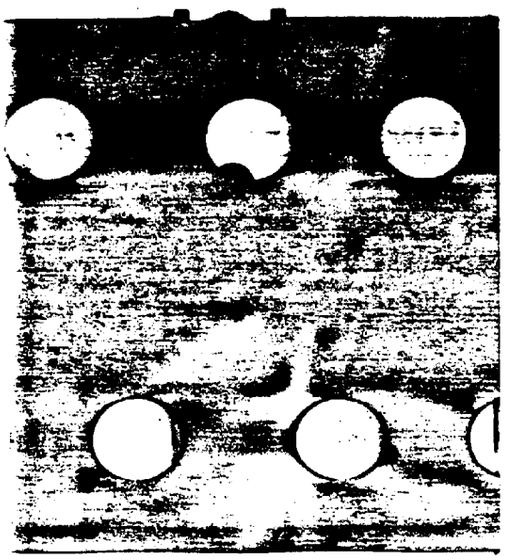
Henry C. Smith, Executor

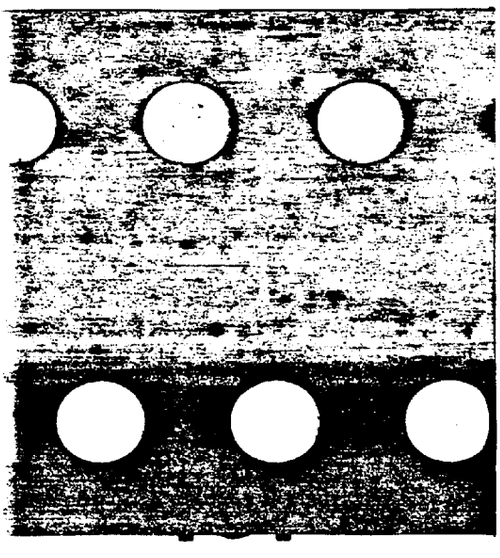
TO

George T. Donovan and wife, Kathryn

G. Donovan

Prepared by: COMBOS & LAWLESS
A Professional Law
Corporation
Twentieth Floor, First
American Center
Nashville, Tennessee
37238-0057





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	59000.00
CON TX	165.20
PRFEE	0.50
WDEED	6.00
TOTAL	171.70
CHECK	171.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2675

35230

IDENTIFICATION REFERENCE

MAY 31 3 29 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96804