FORM No. WD-1

BOOK 7645 PAGE 403

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 83,500.00

Kathy Sabrina Downs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September 1988

Elizabeth A. Smith
Notary Public

MY COMMISSION EXPIRES: January 17, 1992

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: TAYLOR, SCHLATER, LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE & TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy Sabrina Downs (NAME)	First American National Bank (NAME)	
8300 Sawyer Brown Rd., Unit F301 (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	142-5-B-33CO
Nashville, TN 37221 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	9D-65132

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, Loyd A. Smith and wife, Elizabeth A. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathy Sabrina Downs, 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 a part of the Plan of River Plantation, Section Three, Condominium Apartments, as of record in Book 4675, Pages 75, 76 and 77 and as amended in Book 4675, Pages 103, 104 and 105, Register's Office for said County, the part hereby described as being:

Unit No. F-301 on said Plan together with the Carport designated No. F-301-C as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to River Plantation, Section Three, Condominium.

Being the same property conveyed to Loyd A. Smith by deed from Garry J. Cline and wife, Linda J. Cline of record in Book 5102, Page 289, Register's Office for Davidson County, Tennessee.

Subject to Master Deed of record in Book 4784, Page 464 and amended in Book 5785, Page 180; by-laws of record in Book 4784, Page 482; waiver of exclusive rights of record in Book 5840, Page 663, and all matters as shown on the Plan of Record.

6.5 | 4 3

IDENTIFICATION REFERENCE

SEP 6 2 12 PM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY

unimproved ( ) This is improved (XX) property, known as 8300 Sawyer Brown Rd., Unit F301, Nashville, TN 37221
(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 1st day of September, 19 88

Loyd A. Smith

Elizabeth A. Smith

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, Elizabeth J. Smith, a Notary Public in and for said County and State, Loyd A. Smith and wife, Elizabeth A. Smith

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that the _____ of the maker or a constituent of the maker and _____ 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 in Brentwood, Tennessee, this 1st day of September, 1988

Elizabeth J. Smith
Notary Public Elizabeth J. Smith

My commission expires: January 11, 1992

DEED

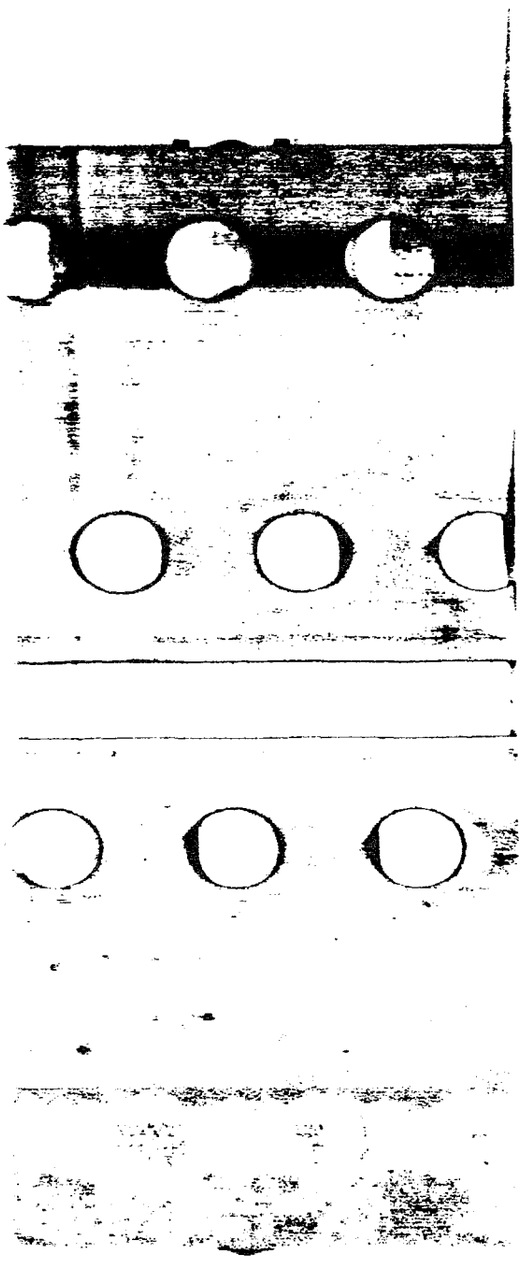
FROM
Loyd A. Smith

TO
Kathy Sabrina Downs,

Unmarried

REALTY TITLE & ESCROW COMPANY, INC.
SUITE 150, 101 WESTPARK DRIVE
P.O. BOX 1369
BRENTWOOD, TN 37027

282.05



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6514 3

IDENTIFY REFERENCE

SEP 6 2 12 PM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN

CAMT	83500.00
CON TX	275.55
PRFEE	0.50
WDEED	6.00
TOTAL	282.05
CHECK	282.05

09/06/88 02 14:12 0001 4301

No. 131357