file box 8/jcb

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

BOOK 7650 PAGE 503

ADDRESS NEW OWNER:
Shirley B. Smith
8300 Sawyer Brown Rd., #G-303
Nashville, TN 37221

MORTGAGEE:
Leader Federal Mortgage, Inc.
P.O. Box 275
Memphis, TN 38101-0275

MAP-PARCEL NUMBERS:
MAP 142-05
PARCEL 039
9D-65140

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, Fred E. McGinnis and wife, Barbara S. McGinnis hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Shirley B. Smith, unmarried 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. G-303, together with the carport designated as G-303-C on the plan of River Plantation, Section Three, of record in Book 4675, pages 75, 76, and 77, as amended in Book 4675, pages 103, 104, and 105, both in said Register's Office, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Fred E. McGinnis and wife, Barbara S. McGinnis by deed from Howard J. Hipp and wife, Dorothy Hensley Hipp of record in Book 7310, page 977, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 4784, page 464, Book 4784, page 482, and Book 5840, page 663, said Register's Office.

66942

IDENTIFICATION REFERENCE

SEP 13 11 01 AM '88

KELLY Z WILSON JR REGISTER DAVIDSON COUNTY, TN

6370 09/13 0101 03CHECK 285.35

This is (~~an~~) improved property, known as 8300 Sawyer Brown Rd., #G-303, Nashville, TN 37221.

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 9th day of September, 1988.

Barbara S. McGinnis

Fred E. McGinnis

STATE OF TENNESSEE
COUNTY OF Davidson

On this 9th day of September, 1988, before me personally appeared Fred E. McGinnis and wife, Barbara S. McGinnis, 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 their free act and deed.

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7650 PAGE 504

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___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 84,500.00.

Shirley B. Smith
Affiant

Subscribed and sworn to before me, this the 9th day of September, 1988.

Christy Wilkins
Notary Public

My Commission Expires: Oct 9, 1991

CHRISTY WILKINS NOTARY PUBLIC AT LARGE

WARRANTY DEED

from:
Fred E. McGinnis and wife, Barbara S. McGinnis

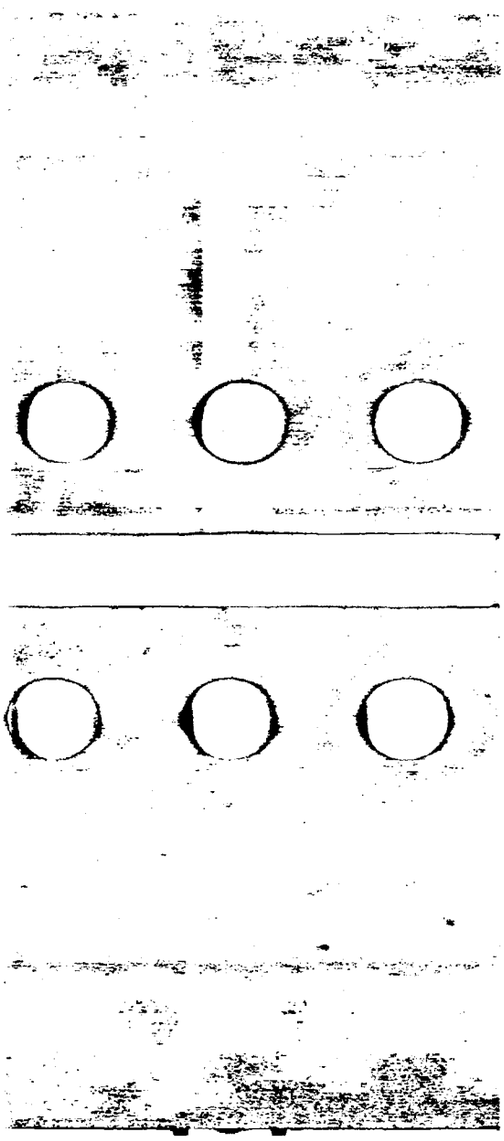
to:
Shirley B. Smith, unmarried

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

TN-27847

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 7650 PAGE 505

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	84500.00
CON TX	278.85
PRFEE	0.50
MTEED	6.00
TOTAL	285.35
CHECK	285.35

09/13/88 01 11:03 0001 6370

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66942

IDENTIFICATION REFERENCE

SEP 13 11 01 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 133402