THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 South Gallatin Road
Madison, TN 37115

Mail

ADDRESS NEW OWNER:
J. MICHAEL LANE ET UX
128 W. Marthonna Road
Madison, TN 37115
SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBERS:
Map 042-15-0
Parcel 031.00

BOOK 7655 PAGE 982

The actual consideration or value whichever is greater, for this transfer is $76,376.31.

Denise C. Ellis
Affiant

Subscribed and sworn to me, this the 16th day of September, 1988.

Ella W. Woodall
Notary Public
My Commission Expires: 11-10-91

6887 6.

SEP 20 9 21 AM '88

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and no/100 ($10.00) Dollars, cash in hand paid and other good and valuable considerations, including a certain unpaid indebtedness as evidenced by a deed of trust, of record in Book 7274, page 780, Register's Office for Davidson County, Tennessee, which Grantees assume and agree to hold Grantors harmless from any liability for same, the receipt and sufficiency of which are hereby expressly acknowledged, WE, MYRON F. SMITH AND LESA B. SMITH, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said J. MICHAEL LANE ET UX, OLIVIA LANE, hereinafter referred to as GRANTEES, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 128 W. Marthonna Road, Madison, Tennesssee 37115.

To HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their successors, heirs and assigns forever, We covenant that we are lawfully seized and possessed of said real estate in fee simple,

have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 16th day of September 1988.

Myron F. Smith

MYRON F. SMITH

Lesa B. Smith By: Thomas M. Black Atty in Fact

LESA B. SMITH, by her attorney-in-fact, Thomas M. Black

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MYRON F. SMITH, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, TENNESSEE, on this the 16th day of September, 1988.

Denise C. Allen

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a notary public in and for said county and state, THOMAS M. BLACK, with whom I am personally acquainted, and who acknowledged that he is the person who executed the foregoing instrument in behalf of Lesa B. Smith, the bargainor, and acknowledged that he executed the same as the free act and deed of Lesa B. SMith.

WITNESS my hand and official seal at Madison, Tennessee, of this the 16th day of September, 1988.

Denise C. Allen

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5-11-92

EXHIBIT "A"

Land in Davidson County, Tennessee, being the south 10 feet of Lot No. 43 and all of Lots Nos. 44, 45, 46 and 47, of Block "C" on the Plan of Marthonna, not of record and described according to a copy of a survey made by J.A. Mefford, Surveyor, in December 1937, as follows: BEGINNING at a point in the westerly margin of Marthonna Road west at the common corner of Lots Nos. 47 and 48; thence with the line between said lots 275 feet to a point; thence northerly 110 feet to a point 15 feet south of the corner of Lots Nos. 42 and 43; thence easterly, parallel to the line between said Lots 42 and 43; 275 feet to the westerly margin of Marthonna Road west; thence with the westerly margin of said Road, southerly 110 feet to the point of beginning.

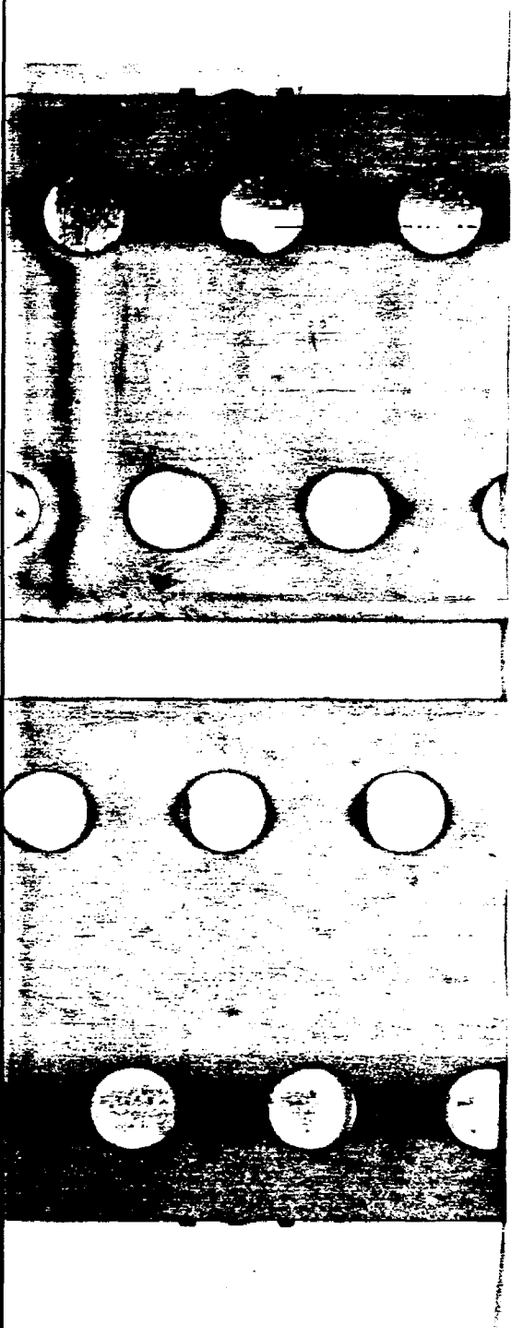
BEING the same property conveyed to Myron F. Smith et ux, Lesa B. Smith by Warranty Deed from Joseph W. Akin, individually, and Mary Anne Shahan, now being Mary Anne Akin by and through Joseph W. Akin, attorney-in-fact, of record in Book 7429, page 300, Register's Office for Davidson County, Tennessee, the said Myron F. Smith and Lesa B. Smith having been divorced by a decree of the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 88D-333, and this conveyance being in conformity with said decree.

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EXHIBIT "B"

1. Real property taxes for 1988 and all future years.

2. Deed of Trust from Mary Anne Shahan and Joseph W. Akin to D. Ronald Ingram, Trustee, of record in Book 7274, page 780, Register's Office for Davidson County, Tennessee, to secure to Nationwide Lending Group, Inc., the payment of one note dated June 18, 1987, in the original principal amount of $68,248.00, due and payable as set forth therein.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7655 PAGE 985

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 76376.31
CON TX 252.12
PRFEE 0.50
WDEED 9.00
TOTAL 261.62
CHECK 261.62

09/20/88 01 09:23 0001 B606

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68876

IDENTIFICATION REFERENCE

SEP 20 9 21 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 135604