This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

BOOK 7766 PAGE 645

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Robert E. Smith 916 Strouse Ave. Nosh TN 37206	SAME	72-13-228

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JERRY COSTA and wife, VIOLA M. COSTA (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto the said ROBERT E. SMITH (the "Grantee"), his heirs, successors and assigns, that certain land in County, State of Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of Trevecca's Subdivision of Renraw, as of record in Book 421, pages 71 and 72, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 190 fronts 50 feet 2 inches on the southerly side of Strouse Avenue and runs back 228.8 feet on the easterly line and 233 feet on the westerly line to an alley on which it measures 50 feet.
>
> Being the same property conveyed to Jerry Costa and wife, Viola M. Costa, by deed from John Alfred Wilson and wife, Ruby D. Wilson, of record in Book 5516, page 969, in the Register's Office for Davidson County, Tennessee.
>
> Said property being more commonly known as 960 and 962 Strouse Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. And Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for current year real property taxes, and except as of record. And Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

Whenever 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 11 day of January, 1988.

Jerry Costa
JERRY COSTA

Viola M. Costa
VIOLA M. COSTA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY COSTA and wife, VIOLA M. COSTA, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, this 11 day of January, 1988.

Paula J. Walker
NOTARY PUBLIC

My Commission Expires: My Commission Expires Nov. 10, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 100,000.00.

x Jerry Costa
Affiant

Sworn to and subscribed before me this

4th day of Feb, 1989.

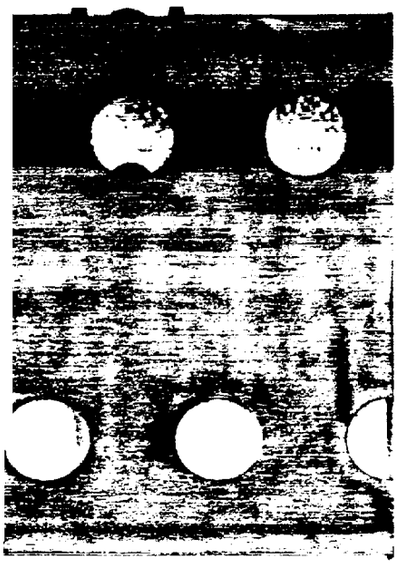
B. Edward - Dep. Clg.
~~NOTARY PUBLIC~~

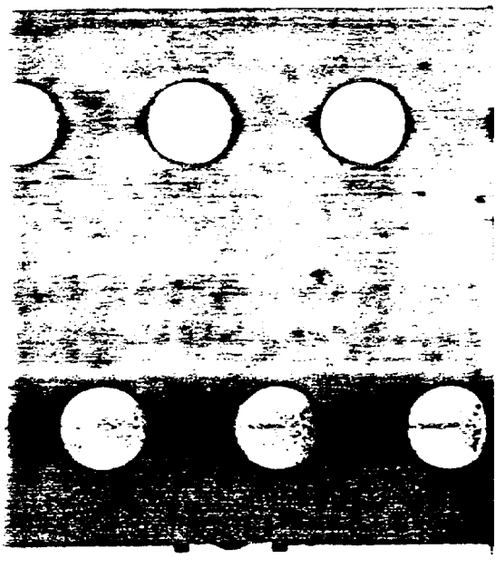
~~My Commission Expires:~~ _____

06919

FEB 6 10 39 AM '89

4756 02/06 0101 03CHECK 336.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7766 PAGE 647

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 100000.00
CON TX 330.00
PRFEE 0.50
WDEED 6.00
TOTAL 336.50
CHECK 336.50

02/06/89 01 10:41 0001 4756

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06919

TENNESSEE REFERENCE

FEB 6 10 39 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 179257