BOOK 7767 PAGE 687 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 1989.

Notary Public

MY COMMISSION EXPIRES: 10/16/89

(AFFIX SEAL)

Mail to

THIS INSTRUMENT WAS PREPARED BY
Theodore H. Pailet, Attorney, 1906 South St., Nashville, TN 37212
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Ewing, Jr., etux (NAME)	same (NAME)	117-13-B-49
6690 Clearbrook Drive (STREET ADDRESS OR ROUTE NUMBER)	(no mortgage) (STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (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, Madison Smith and wife, Ada T. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew Ewing, Jr., and wife, Joanne B. Ewing

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 certain building site identified as Lot No. 805, on the plan of Abbottsford of record in Plat Book 6250, pages 419-421, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Madison Smith and wife, Ada T. Smith by deed from Union Financial Corporation, a Tennessee corporation of record in Book 6657, page 734, Register's Office for Davidson County, Tennessee.

This property is unencumbered except for the 1989 taxes which have been prorated and assumed by grantee. Restrictive Covenants and Reciprocal Easements dated January 21, 1985 of record in Book 6478, page 177, Register's Office, amended in Book 6530, page 242, said Register's Office; Restrictive Covenants for Abbotsford of record in Book 6537, page 303, amended in Book 6576, page 509, said Register's Office; further amended in Book 6578, page 302, said Register's Office, further amended in Book 6591, pages 347 and 352, and in Book 6592, pafe 400, said Register's Office. Further amended in Book 6601, page 966, and in Book 6607, page 519, 524, and 529, said Register's Office. Water line easements of record in Book 1286, page 609, Book 1037, page 572, said Register's Office. The Plat of Phase One of Abbottsford a planned unit development, of record in Plat Book 6250, pages 419-421, said Register's Office shows an owner's certificate, dedication of common areas and various easements. A Subdivision Plat of the Frank R. Leu Property of record in Book 6250, page 418, and a storm water detention agreement of record in Book 6555, page 328, said Register's Office.

unimproved (X) This is improved ( ) property, known as 805 Foster Hill Nashville, TN 37215
(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 our hands this 25th day of January, 1989

Madison Smith

Ada T. Smith

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Cynthia K Lawson, a Notary Public in and for said County and State, the within named Madison Smith and wife, Ada T. Smith

the bargainor S, 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 25 day of January 1989

Commission expires My Commission Expires March 11, 1991 Cynthia K Lawson
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Madison Smith and wife,

Ada T. Smith

TO

Andrew Ewing, Jr., and wife,

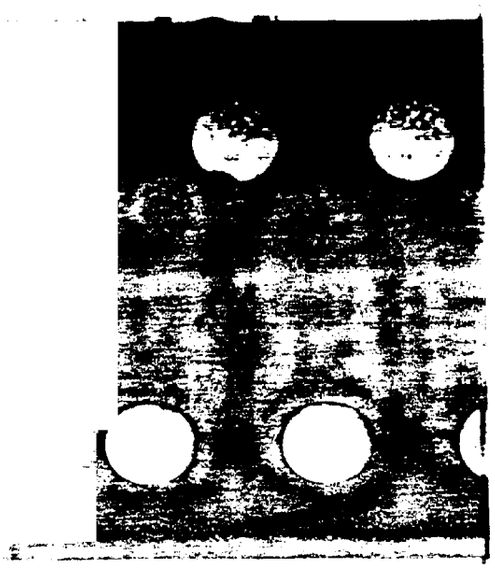
Joanne B. Ewing

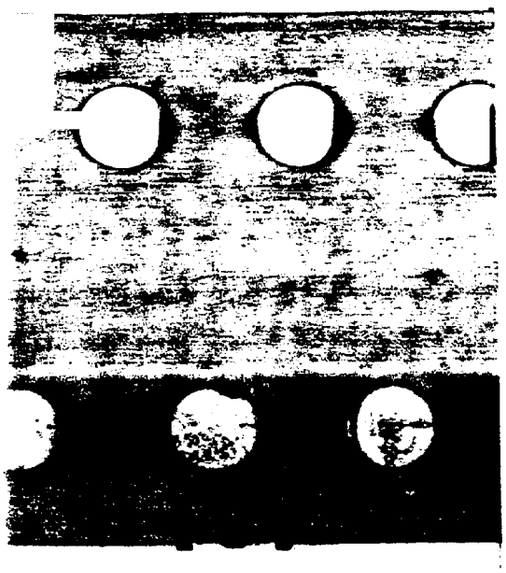
5208 02/07 0101 03CHECK 362.90

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB 7 10 54 AM '89

07269





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	
	108000.00
CON TX	356.40
PRFEE	0.50
WDEED	6.00
TOTAL	362.90
CHECK	362.90

02/07/89 01 11:00 0001 5208

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07266

IDENTIFICATION REFERENCE

FEB 7 10 54 AM '89

FELIX Z. WILSON, II REGISTER

DAVIDSON

No. 179704