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FORM NO. WD-1 REV. 10-86

07966

FILED Feb 9 10 54 AM '89

FILE BOX 61

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

James G. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 19 89.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WALT, DYER & JAMES, ATTYS., Suite 130, One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
James G. Smith (NAME)	Same (NAME)	130-1-80
118 Windsor Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	130-2-46
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, Effie Herron Lucarini, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James G. Smith, a single person

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:

TRACT I

LAND in Davidson County, Tennessee, being Lot No. 137 on the Plan of the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 421, Pages 94 & 95, Register's Office for Davidson County, Tennessee.

SAID Lot No. 137 fronts 60 feet on the northerly side of Windsor Drive and runs back between parallel lines 200 feet to a dead line at the rear, which measures 60 feet.

TRACT II

LAND in Davidson County, Tennessee, being a portion of Lot No. 138 on the Plan of the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision as of record in Plat Book 421, Pages 94 & 95, said Register's Office.

SAID portion of Lot No. 138 consists of the easterly 10 feet on the northerly side of Windsor Drive. Said portion is adjacent to Lot No. 137 (Tract I) and fronts 10 feet on the northerly margin of Windsor Drive and runs back 200 feet between paralle lines to a dead line at the rar which measures 10 feet.

BEING the same propetty conveyed to Effie Herron Lucarini by deed from Bransford Realty Co. of record in Book 1237, Page 56 and by deed from The Prudential Insurance Company of record in Book 1104, Page 16, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 118 Windsor Drive (House Number) (Street) Nashville, TN 37205 (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 7th day of February, 19 89

Effie Herron Lucarini AKA Effie I. Lucarini by Juanita Lizzie Boguski Attorney in Fact

EFFIE HERRON LUCARINI

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Effie Herron Lucarini

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 7th day of February 19 89

Commission expires _____

_____
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

STATE OF TENNESSEE
Davidson County

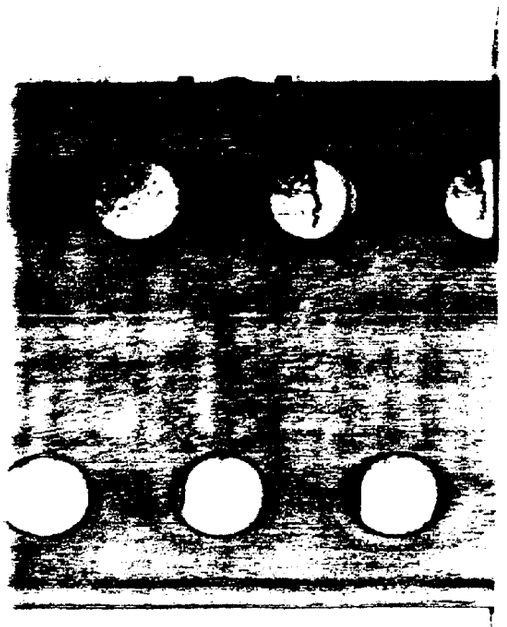
On this 7th day of February, 19 89, personally appeared before me, JUANITA DOZIER BOGUSKIC, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of EFFIE HERRON LUCARINI A/K/A EFFIE L. LUCARINI and is authorized by them to execute this instrument on their behalf, as their free act and deed.

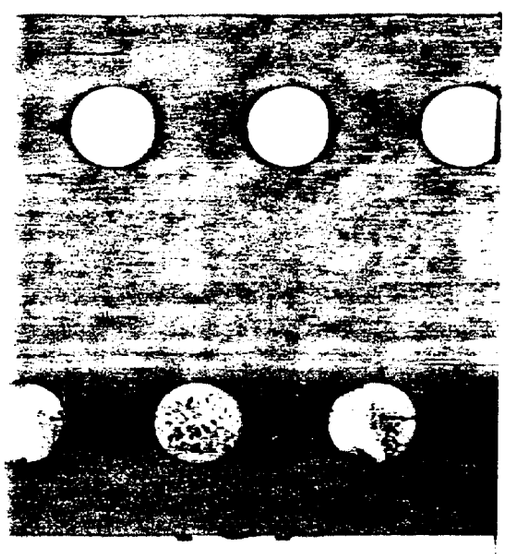
NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

Witness my hand, at office, this 7 day of February, 19 89.

My commission expires: 6-9-91

_____
Notary Public





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	
				110000.00
			CON TX	363.00
			PRFEE	0.50
			WDEED	6.00
			TOTAL	369.50
			CHECK	369.50
02/09/89	01		10:58 0001	6009

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07.966

IDENTIFICATION REFERENCE

FEB 9 10 54 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 180496