WARRANTY DEED

8671 02/21 0101 03CHECK 171.50

PREPARED BY:

J. K. WOODARD
Attorney at Law
175 East Main Street, 2nd Floor
Hendersonville, TN 37075
822-0030

MORTGAGEE:
Old Hickory Credit Union
1000 Industrial Drive
Old Hickory, TN 37138

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ [illegible].

[signature]
Affiant

SWORN to and subscribed before me on this the 17th day of February, 1989.

[signature]
NOTARY PUBLIC

My Commission Expires: [illegible]

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr./Mrs. James W. Smith	Same as owner	81-7
2514 Lawson Rd		93
Hend. Tn. 37075		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **OLIVER N. SMITH and wife, ERNA C. SMITH,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **JAMES W. SMITH and wife, JACQUELINE SMITH,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 139 on the Map of V. S. Lindsley's Property of record in Book 57, Page 25, Register's Office for said County, but not numbered on said plan, described as follows:

BEGINNING at a point in the Westerly margin of Meridian Street, 450 feet North of Hancock Street, being the Northeast corner of the property conveyed to Ida Jamison by deed in Book 1012, Page 323, said Register' office; thence along Jamison's North line Westerly 174 feet 3 inches to the Easterly margin of a 16-foot alley; thence with the margin of said alley, northerly 50 feet to a point, the southwest corner of the lot conveyed to R. C. Whitsitt, by deed in Book 981, Page 299, said Register's Office; thence with Whitsitt's southerly line, easterly 174 feet 3 inches to the westerly margin of Meridian Street; thence with the margin of the same southerly 50 feet to the point of beginning.

BEING the same property conveyed to OLIVER N. SMITH by Deed from COMMERCE UNION BANK of record in Book 5899, Page 384, Register's Office for Davidson County, TN.

The said Erna C. Smith joins in this conveyance to convey any marital or other rights she may have in said property by reason of her marriage to the said OLIVER N. SMITH.

This is improved property known as 818 Meridian Street, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 17th day of February, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Oliver N. Smith
OLIVER N. SMITH

Erna C. Smith
ERNA C. SMITH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, OLIVER N. SMITH and wife, ERNA C. SMITH, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, TN, this the 17th day of February, 1989.

A. K. Woodall
NOTARY PUBLIC

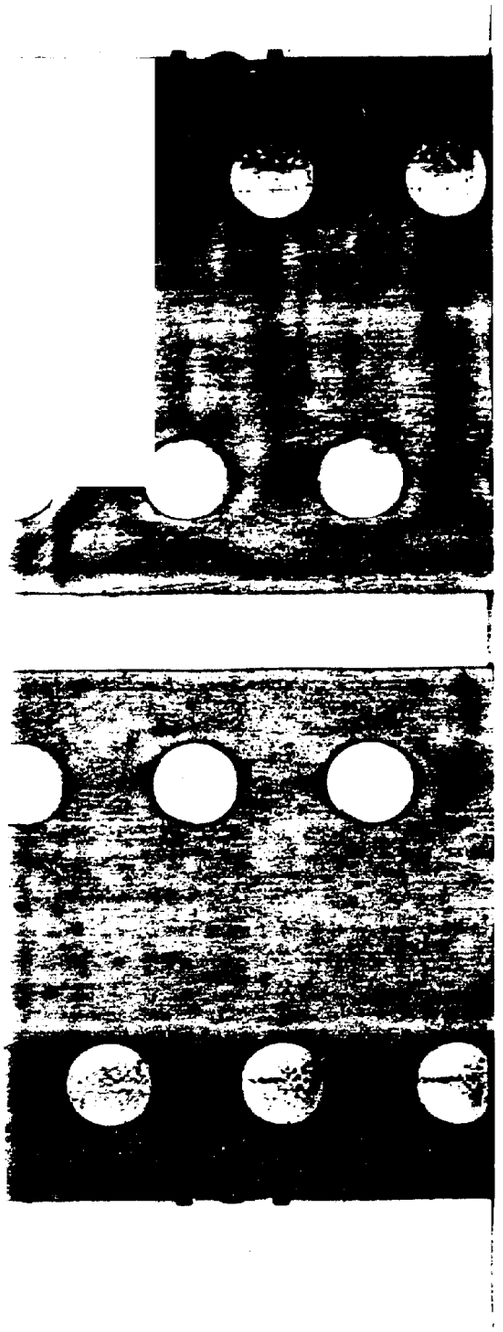
My Commission Expires: Feb 29 1992

J. K. WOODALL NOTARY PUBLIC AT LARGE

10249

TENNESSEE REGISTRY

FEB 21 1 22 PM '89



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7776 PAGE 88

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	50000.00
CON TX	165.00
PRFEE	0.50
WDEED	6.00
TOTAL	171.50
CHECK	171.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/21/89 01 13:24 0001 8671

10249

IDENTIFICATION REFERENCE

FEB 21 1 22 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 183123