THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
John G. Smith
1928 20th Avenue, South
Nashville, TN 37212

MORTGAGEE:
First Tennessee Bank National Association
P. O. Box 1000, Dept. 47
Memphis, Tennessee 38148

MAP-PARCEL NUMBERS:
MAP 104-12
PARCEL 138
24W-2390

WARRANTY DEED

BOOK 7797 PAGE 613

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joel Louis Fisher and wife, Valeria Maria Fisher and Stephen S. Langa hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John G. Smith, unmarried hereinafter called the Grantee, Grantee's 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 the northerly half of Lot No. 59 on the plan of Christopher and Kirkman's Belmont Park Addition, of record in Book 57, page 158, Register's Office for said County.

SAID part of Lot No. 59 fronts 50 feet on the easterly margin of 20th Avenue South (formerly Courtney Avenue) and extends back between parallel lines a distance of 159 feet to an alley in the rear.

TOGETHER with Grant of Easement of record in Book 7797, page 610, said Register's Office.

BEING the same property conveyed to Joel Louis Fisher and wife, Valeria Maria Fisher and Stephen S. Langa, with a life estate reserved in Stephen P. Langa, the said Stephen P. Langa having since died by deed from Stephen P. Langa and Maria M. Langa of record in Book 4848, page 471, said Register's Office.

FILED FOR RECORD
MAR 21 10 27 AM '89
IDENTIFICATION REFERENCE
18134

This is (~~not~~) improved property, known as 1928 20th Avenue, South, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 15th day of March, 19 89.

Valeria Maria Fisher
Valeria Maria Fisher

Joel Louis Fisher
Joel Louis Fisher

Stephen S. Langa
Stephen S. Langa

STATE OF VIRGINIA
COUNTY OF Fairfax

On this 15th day of March, 19 89, before me personally appeared Joel Louis Fisher and Valeria Maria Fisher and Stephen S. Langa, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Joseph T. Lewis
Notary Public

My Commission Expires: July 18, 1992

(AFFIX NOTARIAL SEAL)

: OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

BOOK 7797 PAGE 614

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 90,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 17th day of March, 1989.

My Commission Expires: Oct 9, 1991

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

WARRANTY DEED

from:
Joel Louis Fisher and wife, Valeria Maria Fisher and Stephen S. Langa

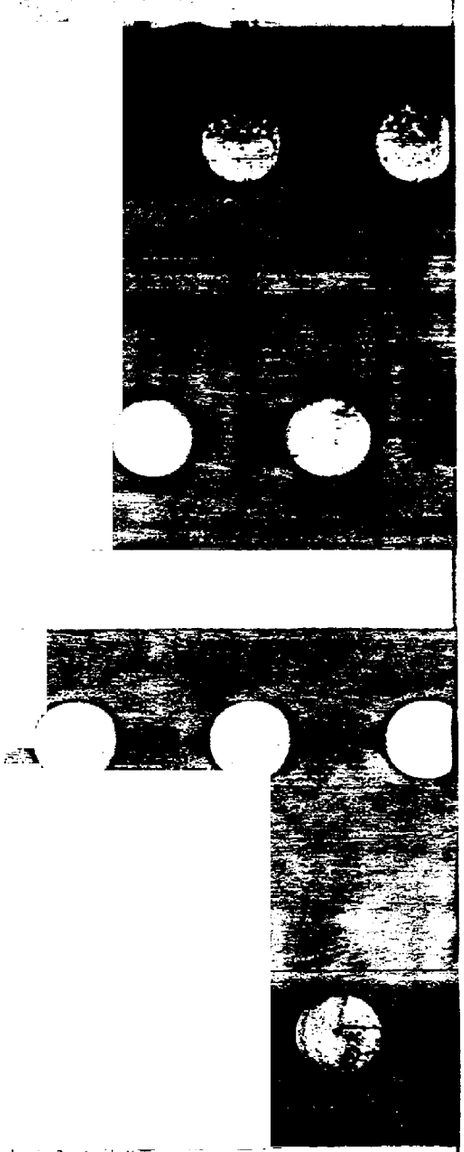
to:
John G. Smith, unmarried

WILKINS & IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 28231

7A73 03/21 0101 03CHECK 303.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7797 PAGE 615

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 90000.00
CON TX 297.00
PRFEE 0.50
WDEED 6.00
TOTAL 303.50
CHECK 303.50

03/21/89 01 10:32 0001 7673

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18134

IDENTIFICATION REFERENCE

MAR 21 10 27 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 192184