Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Larry E. Maddin and	105-16-103	New Owner
Sandra A. Maddin	105-16-104	
P. O. Box 110538		
Nashville, TN 37222		

This instrument prepared by: Boult, Cummings, Conners & Berry (ACB)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, FRANK L. SMITH, JR. and wife, RACHEL G. SMITH (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to LARRY E. MADDIN and wife, SANDRA A. MADDIN (the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

This is improved property, known as 2117 Utopia Ave.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $207,500.00.

Sandra A. Maddin
Affiant

Subscribed and sworn to before me this 31st day of May, 1989.

NOTARY PUBLIC

Notary Public
My Commission Expires: 5-8-91

Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 31st day of May, 1989.

Frank L. Smith

FRANK L. SMITH, JR.

Rachel G. Smith

RACHEL G. SMITH

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Margaret L. Kennedy Notary Public, Frank L. Smith, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of May, 1989.

Margaret L. Kennedy

Notary Public

My Commission Expires: 5-20-92

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Margaret L. Kennedy Notary Public, Rachel G. Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of May, 1989.

Margaret L. Kennedy
Notary Public

My Commission Expires: 5-20-92

EXHIBIT A

Tract I: Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Corrine Place as of record in Book 332, page 1, Register's Office for said County.

Said Lot No. 56 fronts 50 feet on the westerly side of Utopia Avenue and runs back between parallel lines 165 feet to an alley.

Tract II: Land in Davidson County, Tennessee, being Lot No. 57 on the Map of Corrine Place as of record in Book 332, page 1, Register's Office for said County.

Said Lot No. 57 fronts 50 feet on the westerly side of Utopia Avenue and runs back between parallel lines with the northerly margin of Napoleon Street, 165 feet to an alley.

Being part of the same property conveyed to Frank L. Smith, Jr. and wife Rachael G. Smith by deed from Douglass B. Smith, unmarried of record in Book 7704, page 432, said Register's Office.

RUSH

JUN 1 2 30 PM '89

37569

0706 06/01 0101 03CHECK 577.25



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7854 PAGE 442

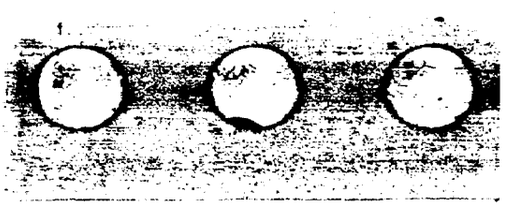
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
207500.00
CON TX 684.75
~~PRFEE 0.50~~
~~MISC 12.00~~
TOTAL 697.25
CHECK 697.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/01/89 01 14:34 0001 0706



375693

JUN 1 2 30 PM '89

No. 215084