BOOK

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 65,111.94

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June 19 89

Notary Public

MY COMMISSION EXPIRES: May 8, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny R. Smith (NAME)	AMSOUTH MORTGAGE (NAME)	162-3-418
269 Bart Drive (ADDRESS)	P.O. Box 847 (ADDRESS)	5DU51017
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Birmingham, AL 35201 (CITY) (STATE) (ZIP)	

FOR AND 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, Ricky A. Boyd and wife, Cynthia J. Boyd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny R. Smith and wife, Penny J. Smith

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 Lot No. 3 on the Plan of Colewood Hills, Section II, of record in Book 5210, page 276, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Ricky A. Boyd and wife, Cynthia J. Boyd by deed from C.D. Kirkpatrick, Sr., and wife, Mary Dee Kirkpatrick of record in Book 7122, page 717, Register's Office for Davidson County, Tennessee.

3 9 5 8 0

IDENTIFICATION

JUN 8 10 14 AM '89

KELLY Z WILSON REGISTER

3070 06/08 0101 03CHECK 221.33

As a part of the within consideration, the Grantees herein agree to assume the existing remaining balance due and owing to AMSOUTH MORTGAGE COMPANY, INC., secured by a Deed of Trust of record in Book 7122, page 720, Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete terms and conditions.

This is unimproved ( ) improved (X) property, known as 269 Bart Drive, Antioch, TN 37013
(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 hand s this 1st day of June, 19 89

X Ricky A. Boyd

X Cynthia J. Boyd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ricky A. Boyd and wife, Cynthia J. Boyd

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 1st day of June, 19 89.

Commission expires May 8, 1991

D. Annette Young
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

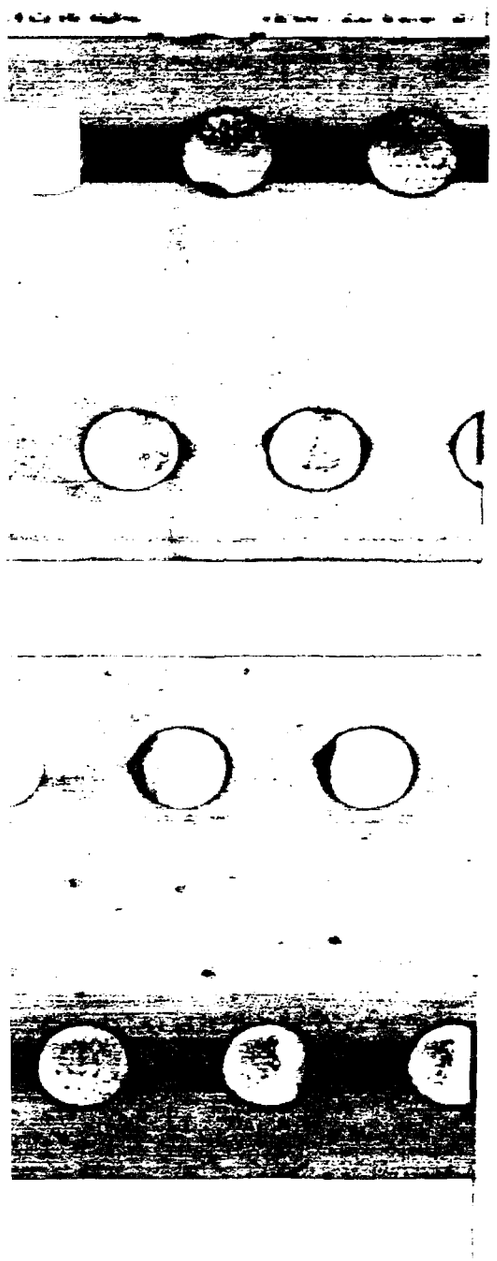
Ricky A. Boyd and wife, Cynthia J. Boyd

TO

Danny R. Smith and wife, Penny J. Smith

RETURN TO:

William D. Castleman
213 A Ward Circle
Brentwood, TN 37027



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

RECEIVED OF _____

FOR _____

BOOK 7860 PAGE 370

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 65111.94
CON TX 214.83
PRFEE 0.50
WDEED 6.00
TOTAL 221.33
CHECK 221.33

06/08/89 01 10:14 0001 3070

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39580

IDENTIFI REFERENCE

Jun 8 10 14 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 217421