THIS INSTRUMENT PREPARED BY: Daniel P. Niznik, Attorney
Madison Title Company
P. O. Box 1368
Madison, Tennessee 37116

WARRANTY DEED

BOOK 8026 PAGE 77

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Eva M. Timmons (NAME)	Same as new owner (NAME)	042-10-012
104 Port Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by the Grantee herein, and other good and valuable considerations the receipt of which is hereby acknowledged,

We, WARREN G. SMITH and wife, MARGIE NELL SMITH

have this day bargained and sold, and do hereby transfer and convey unto the said EVA M. TIMMONS, a widow

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 32 on the Map of Sherry Heights, as of record in Book 2331, page 69, Register's Office for Davidson County, Tennessee.
Said Lot No. 32 fronts 100 feet on the west side of Port Drive and runs back 281.7 feet on the northerly line and 367.7 feet on the southerly line to a dead line in the rear which is a broken line, measuring 129.3 feet thereon.
Being the same property conveyed to Warren G. Smith and wife, Margie Nell Smith, by deed from Alan Bubis, Reynold Bubis and Wilma Goldstein Goldberg, of record in Book 2594, page 548, Register's Office, Davidson County, Tennessee.

9 6 4 9 9

IDENTIFICATION REFERENCE

JAN 16 1 21 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

3239 01/16 0101 03CHECK 216.55

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 63,500.00

Subscribed and sworn to before me this the 16th *day of* January, 1990

Affiant

My commission expires May 8, 1991 *(Affix Seal)*

Notary Public

The property herein conveyed (X) property known as 104 Port Drive (House Number) (Street) Madison, TN 37115 P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, that which appears of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 16th *day of* January, *19* 90, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Warren G. Smith
WARREN G. SMITH

Margie Nell Smith
MARGIE NELL SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Warren G. Smith and wife, Margie Nell Smith

the within named 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 Madison, *Tennessee, this* 16th *day of* January, *19* 90

Lloyd W. Patty
Notary Public

Commission expires May 8, 1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

WARRANTY DEED

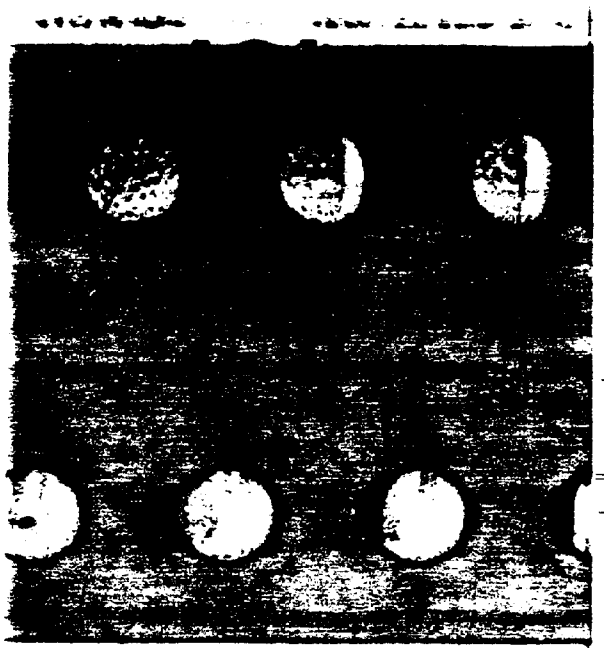
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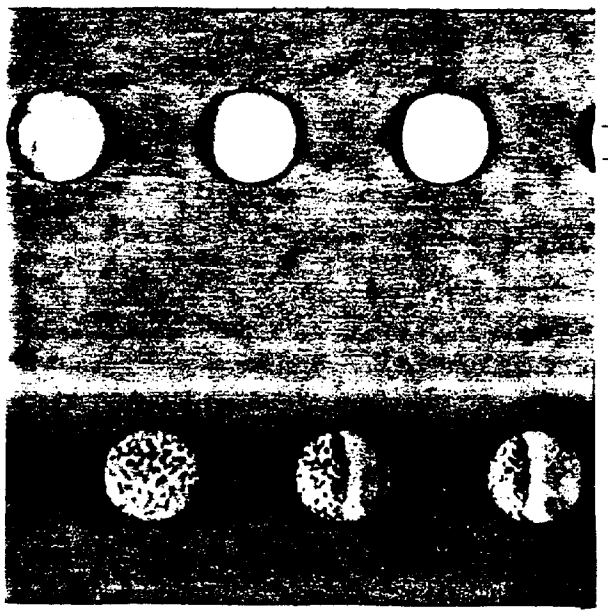
Warren G. Smith, etux

TO

Eva M. Timmons, a widow

Compliments of
Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710





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

RECEIVED OF _____

FOR _____

BOOK 8026 PAGE 79

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	63500.00
CON TX	209.55
PRFEE	1.00
WDEED	6.00
TOTAL	216.55
CHECK	216.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/16/90 01 13:21 0001 3239

9 6 4 9 9

IDENTIFI REFERENCE

JAN 16 1 21 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 284350