FILE NO. 25827 FILE BOX "7"

FORM NO. WD-1

BOOK 8040 PAGE 215

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

David A. Mowrey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JANUARY, 19 90

Notary Public

MY COMMISSION EXPIRES: 11-2-93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID A. MOWREY	S A M E	91-16-41
(NAME)	(NAME)	
4411 Park Avenue		12W 885
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37209		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, CHARLES M. SMITH, unmarried and MARY E. SMITH McCUISTON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID A. MOWREY and wife, CYNTHIA L. MOWREY,

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:

BEING Lot No. 312 of Block 13 in Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office for said County.

SAID Lot fronts 61 feet on the southerly side of First Avenue, now Park Avenue, and runs back between parallel lines, along the easterly margin of 45th Avenue, North, 150 feet to an alley.

BEING the same property conveyed to William Martin Smith and wife, Frances Meacheam Smith, both deceased; Frances died first; Charles M. Smith and Mary E. Smith McCuiston, heirs at law, by deed from Joe L. Tuggle and wife, Auis D. Tuggle, of record in Book 3611, page 418, Register's Office for Davidson County, Tennessee.

01827

IDENTIF. TREFERENCE

FEB 5 2 42 PM '90

FELIX Z. ... REGISTER
DAVIDSON COUNTY TN.

0512 02/05 0101 03CHECK 139.00

This is improved (X) unimproved property, known as 4411 Park Avenue, Nashville, Tennessee 37209
(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 23rd day of January, 19 90

Charles M. Smith
CHARLES M. SMITH

Mary E. Smith McCuiston
MARY E. SMITH McCUISTON

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CHARLES M. SMITH and MARY E. SMITH McQUISTON

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 Nashville, Tennessee, this 23rd day of January, 19 90

Notary Public

Commission Expires 11-21-92

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

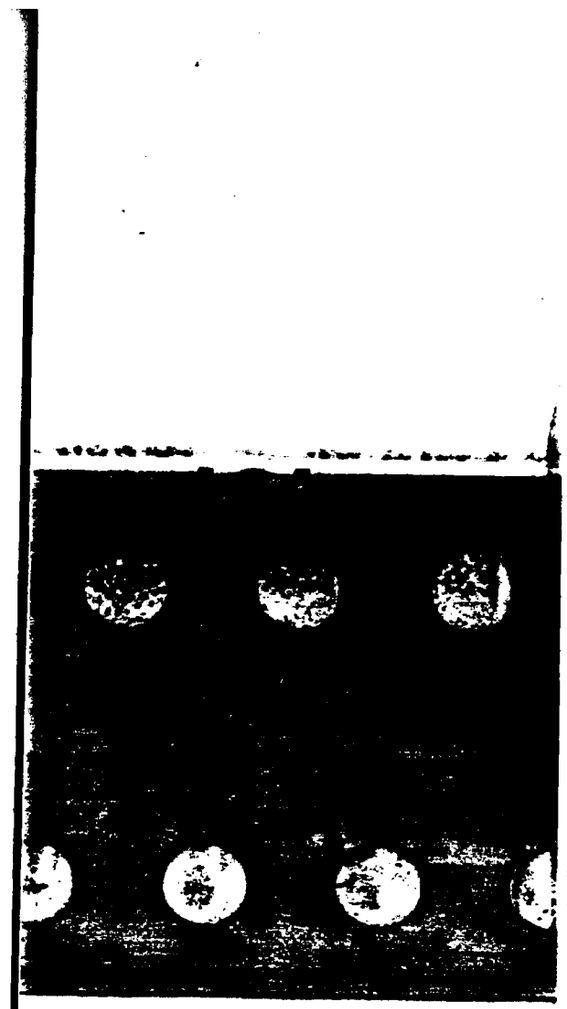
_____ Notary Public

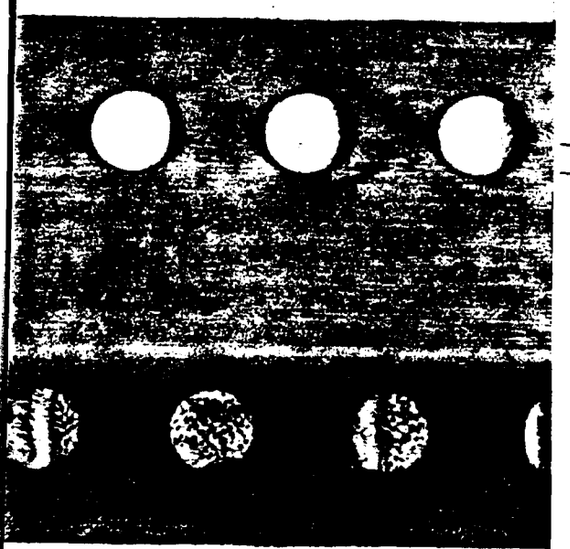
Commission Expires _____

WARRANTY DEED

FROM

TO





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

RECEIVED OF _____

FOR _____

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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 40000.00
				CON TX 132.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 139.00
				CHECK 139.00
			02/05/90 01	14:43 0001 0512

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01827.

IDENTIF. REFERENCE

Feb 5 2 42 PM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 290539