Map 59-11
Par. 179

BOOK 8040 PAGE 848

THIS INSTRUMENT WAS PREPARED BY:
GREGORY & GREGORY, ATTORNEYS AT LAW
SUITE 420, LAKECREST BLDG.
50 CENTURY BLVD.
NASHVILLE, TN 37201

2306 MEMORIAL BLVD.
SPRINGFIELD, TN 37172

ADDRESS NEW OWNER AS FOLLOWS:

Calvin Valentine

601 Baldwin Court

Nashville, TN 37207

SEND TAX BILLS TO:

American National Financial, Inc.

100 Ashford Center North, Suite 250

Atlanta, GA 30338

WARRANTY DEED

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 AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DONALD M. SMITH and wife, JANETTE H. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CALVIN VALENTINE and wife, BEVERLY VALENTINE

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. 503 on the Plan of Haynes Manor, Section 4, as of record in Book 4175, page 90, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Donald M. Smith by deed of record in Book 7760, page 798, said Register's Office.

THIS conveyance is made subject to any and all restrictions and easements of record in said Register's Office, especially to those restrictions of record in Book 4378, page 976, said Register's Office.

The said Janette H. Smith, wife of the above named Donald M. Smith, joins in this conveyance for the express purpose of conveying any interest she might have in said property, especially her marital interest.

02046

IDENTIF. REFERENCE

FEB 6 10 59 AM '90

FELIX E. DAVIDSON COUNTY TN. REGISTER

0773 02/06 0101 03CHECK 178.60

THIS IS ___IMPROVED PROPERTY, KNOWN AS: _____

601 Baldwin Court, Nashville, TN 37207

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 ASSIGNS, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER. WHEREVER USED, THE SINGULAR 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 30th DAY OF January 19 90

Donald M. Smith
DONALD M. SMITH

Janette H. Smith
JANETTE H. SMITH

STATE OF TENNESSEE COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED

Donald M. Smith and wife, Janette H. Smith

THE BARGAINOR s , WITH WHOM I AM PERSONALLY ACQUAINTED (OR WHO 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 30th DAY OF January , 19 90 .

COMMISSION EXPIRES:
2-7-90

Patsi B. Nicely
NOTARY PUBLIC

STATE OF TENNESSEE COUNTY OF DAVIDSON

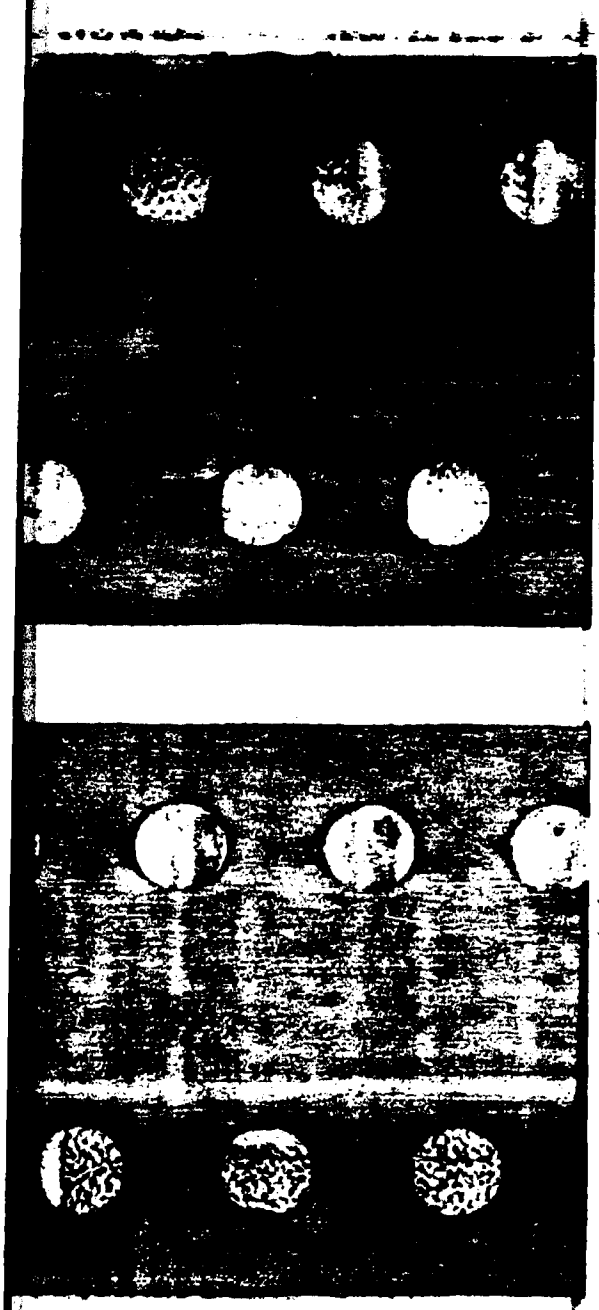
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

Beverly Valentine
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF January , 19 90 .

COMMISSION EXPIRES:
2-7-90

Patsi B. Nicely
NOTARY PUBLIC



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

RECEIVED OF _____

FOR _____

BOOK 8040 PAGE 850

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	52000.00
CON TX	171.60
PRFEE	1.00
MDEED	6.00
TOTAL	178.60
CHECK	178.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 02/06/90 10:59AM 0001 0773

Q2046

IDENTIF. REFERENCE

Feb 6 10 59 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 290797