STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,964.51

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 19 90

Notary Public

MY COMMISSION EXPIRES: August 1990
(AFFIX SEAL)

RETURN TO:

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE & CLOSING CO., 223 Madison St., S. 106, Madison, TN 37115.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marian J. Smith (NAME)	First Interstate Mortgage Company (NAME)	MAP 60-1
3108 Greggwood Drive (ADDRESS)	245 S. Los Robles Avenue (ADDRESS)	PARCEL 127
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Pasadena, CA 91109 (CITY) (STATE) (ZIP)	12DZ-95874

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, Herbert L. Diggs and wife, Amanya H. Diggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marian 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. 77 on the Plan of Golden Valley Estates, Section One, as of record in Book 4175, Page 142, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Herbert L. Diggs and wife, Amanya H. Diggs by deed from Jack L. Ferrell and wife, Patricia Ann Ferrell of record in Book 6920, Page 973, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restriction of record in Book 4447, Page 108 and Book 4447, Page 594, Register's Office for Davidson County, Tennessee.

**including the assumption of a Financing Statement in favor of Electric Power Board of the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7203, Page 44, said Register's Office which the Grantees herein assume and agree to pay.

** including the assumption of a Deed of Trust in the original principal amount of $56,103.00 as of record in Book 6920, Page 976, Register's Office for said County, which the Grantees herein assume and agree to pay.

3996 02/20 0101 03CHECK 201.70

unimproved ( )
This is improved (X) property, known as 3108 Greggwood Drive, Nashville, TN 37207
(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 15th day of February, 19 90

Herbert L. Diggs

Amanya H. Diggs

BOOK 8048 PAGE 363

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Herbert L. Diggs and wife, Amanya H. Diggs

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 Madison, Tennessee, this 15th day of February 19 90.

Commission expires 8-5-90

Notary Public

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

04808

IDENTIF. REFERENCE

Feb 20 11 51 AM '90

FELIX E. ... DAVIDSON COUNTY TN.

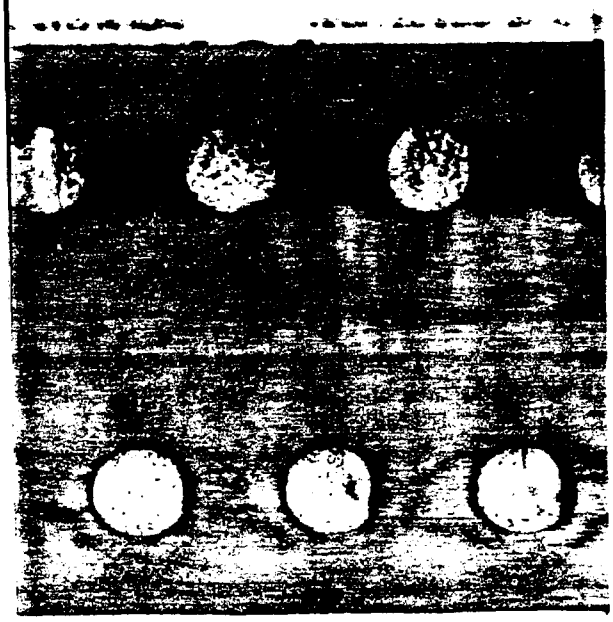
WARRANTY DEED

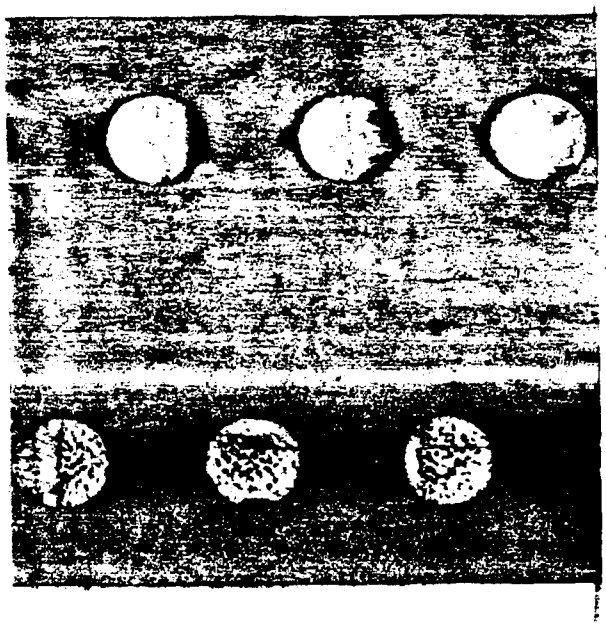
FROM:
HERBERT L. DIGGS AND WIFE,
AMANYA H. DIGGS

TO:
MARIAN J. SMITH

Greater Nashville Title
& Closing Company
223 Madison St., S. 106
Madison, TN 37115

865-1470





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8048 PAGE 364

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 58964.51
CON TX 194.70
PRFEE 1.00
WDEED 6.00
TOTAL 201.70
CHECK 201.70

02/20/90 01 11:50 0001 3996

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 4 8 0 8

IDENTIFICATION REFERENCE

Feb 20 11 51 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 293983