ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
RICHARD C. SMITH, ETUX	SECURITY FEDERAL SAVINGS AND LOAN	108-7B-88CO
(NAME)	(NAME)	
310 TIMBERWAY CIRCLE	616 MARRIOTT DRIVE	3D 91710
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37214	NASHVILLE, TN. 37230	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------($10.00)----------
----------TEN AND NO/100---------- DOLLARS

Cash in hand paid by RICHARD C. SMITH and wife, CAROL A. SMITH, and other good and valuable consideration, the receipt of which is hereby acknowledged.

SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE
have bargained and sold, and by these presents do transfer and convey unto the said
RICHARD C. SMITH and wife, CAROL A. SMITH

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 88 of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, page 475, and by Instrument of Clarification at Book 6561, page 141, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the Plat of Timberlake Condominiums, as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Security Federal Savings and Loan Association of Nashville by Substitute Trustee's Deed from Union Title Company, Inc., of record in Book 7902, page 319, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING MATTERS:

1. The Plan of record in Book 5200, page 342, said Register's Office dedicates a Public Utility and Drainage Easement which affects a portion of this property.
2. Easements for sanitary sewers and/or storm drainage of record in Book 5856, page 80.
3. Limitations and conditions imposed by the Horizontal Property Act, as set out in Tennessee Code Annotated, Sec. 64-2701, et seq.
4. Terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed and Bylaws for Timber Lake Condominiums, filed for record in Book 6549, page 475, and by Instrument of Clarification at Book 6561, page 141.
5. The Plan of record in Book 6250, page 219, shows certain setback lines, utility and drainage easements.
6. Easement for Television Cable, filed for record in Book 6587, page 204.

unimproved ( )
This is improved (X) property, known as 310 Timberway Circle
(House Number) (Street)

Nashville, Tennessee 37214
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, which 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.

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 20 th day of February, 19 90.

SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

BY: F M Puryear

F. M. PURYEAR, VICE-PRESIDENT

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public of said County and State, _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at Office in _____, this _____ day of _____, 19____

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared F. M. PURYEAR with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be VICE PRESIDENT of the SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE, the within bargainor, 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 VICE PRESIDENT.

Witness my hand and seal, at office in NASHVILLE, TENNESSEE, this 20 TH day of FEBRUARY, 1990

NOTARY PUBLIC

My Commission Expires: 11-21-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 46,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Richard C. Smith

Sworn to and subscribed before me
this 20 TH day of February, 19 90.

My commission expires 11-21-92 Notary Public

This instrument was prepared by:

UNION TITLE COMPANY, INC., 616 MARIOTT DRIVE, NASHVILLE, TN. 37210
Name Address

WARRANTY DEED

FROM

SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

TO

RICHARD C. SMITH and wife, CAROL A. SMITH

UNION TITLE COMPANY, INC.
616 Marriott Drive
P.O. Box 292574
Nashville, Tennessee 37229-2574
(615) 889-3191

160-45

MAR 2 2 25 PM '90

TREFERENCE. TGENTIF

0 7 9 2 9

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8056 PAGE 903

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 46500.00
CDN TX 153.45
PRFEE 1.00
WDEED 6.00
TOTAL 160.45
CHECK 160.45

03/02/90 01 14:23 0001 9040

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07929

IDENTIF. REFERENCE

MAR 2 2 25 PM '90

DAVIDSON COUNTY TN.

No. 297551