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File No. 242 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME: THIS THE 1st DAY OF March 1990.

Notary Public

MY COMMISSION EXPIRES: 5/2/96

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARK H. ANDERSON, ATTORNEY AT LAW, 2500 Hillsboro Road, Nashville, Tennessee 37212
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lois W. Smith (NAME)	Barclays American Mortgage Company (NAME)	75-13-183
301 Bonnaridge Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 31728 (STREET ADDRESS)	4D-31720
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Charlotte, NC 28231 (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, I, Betty J. Lee, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lois W. Smith, unmarried

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. 47 on the Plan of Hermitage Hills, Section 1, as recorded in Book 2900, pages 48 and 49, Register's Office for said County, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Betty J. Lee by deed from Donald E. Ballington and wife, Lynda M. Ballington of record in Book 6016, page 205, Register's Office for Davidson County, Tennessee.

The grantee herein, by the acceptance of this deed, specifically assumes and agrees to pay the indebtedness due under the terms of a mortgage given by Donald E. Ballington and wife, Lynda M. Ballington to Wayne R. Tate, Trustee and recorded in Mortgage Book 5318 at page 953, records of Davidson County, and also hereby assumes the obligations of the grantor under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This conveyance is subject to restrictive convenants of record in Book 2998, page 231 and Book 3104, page 119, said Register's Office, and all other existing easements of record.

This is unimproved ( ) improved (X) property, known as 301 Bonnaridge Drive (House Number) (Street) Hermitage, TN (P. O. Address) (City or Town) 37076 (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 my hand this 1st day of March, 1990

Betty J. Lee

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 Betty J. Lee

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 19 90.

Commission Expires 5/6/91

Notary Public

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

BETTY J. LEE, UNMARRIED

TO

LOIS W. SMITH, UNMARRIED

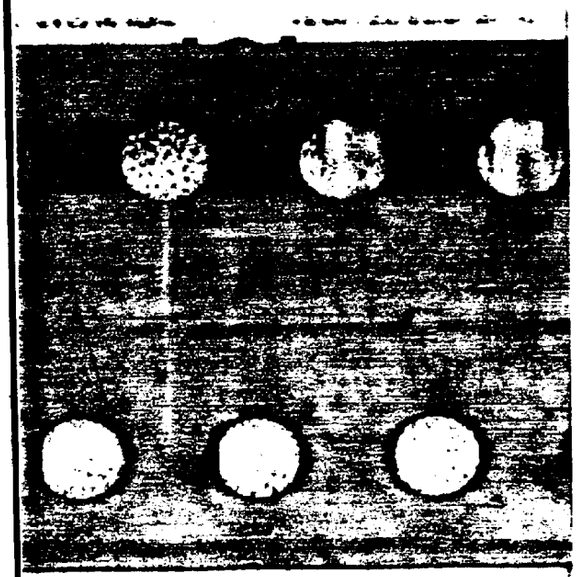
08509

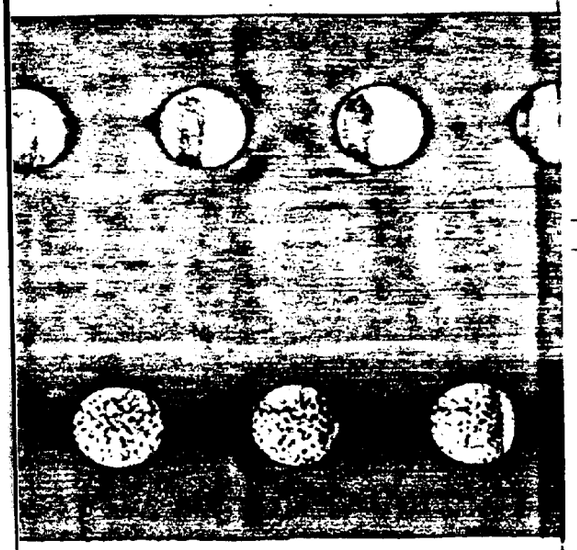
IDENTIF. REFERENCE

MAR 6 11 18 AM '90

DAVIDSON COUNTY

9773 03/06 0101 03CHECK 254.50





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 75000.00
CON TX 247.50
PRFEE 1.00
WDEED 6.00
TOTAL 254.50
CHECK 254.50

03/06/90 01 11:18 0001 9773

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08509

IDENTIF. REFERENCE

MAR 6 11 18 AM '90

DAVIDSON COUNTY TN.

No. 298275