ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Steven A. Smith	Troy & Nichols, Inc.	Map and Parcel
1506 Wendell Avenue	ATTN: Tax Department	73-13-57
Nashville, TN 37206	P.O. Box 4025	
	Monroe, LA 71211-4025	

This instrument prepared by: Cindy S. Smith, Attorney at Law,
2525 Lebanon Road, Nashville, Tennessee 37214 (Box 27-Bottom)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Bobbie Ann Smith** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Steven A. Smith, unmarried,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows to wit:

Being Lot No. 6 on the Map of Dugger Heights No. 2, as of record in Book 1424, Page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 65 feet on the westerly side of Wendell Avenue and runs back between lines, measuring 232.1 feet on the northerly side and 234.8 feet on the southerly side to a dead line in the rear on which it measures 65.06 feet.

Being the same property conveyed to Bobbie Ann Smith by Quitclaim Deed from Cindy S. Smith, Trustee, of record in Book 7959, Page 1, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1506 Wendell Avenue, Nashville, Tennessee 37206.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of record in Book 1424, Page 135, and all matters therein; (2) Tax Lien for the current year, said taxes remaining in escrow and the payment of same assumed by the Grantees; (3) Restrictive Covenants of record in Book 1786, Page 289; Book 1757, Page 309; Book 975, Page 263; Book 975, Page 214; Book 975, Page 204; Book 967, Page 783; Book 954, Page 388, said Register's Office; (4) Any and all zoning regulations, building restrictions, setback lines, easements of record and rights-of-way for public utilities of record.

The above grantors have never used the above described premises as their principal place of residence; therefore, this conveyance is not subject to any marital rights.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $55,000.00.

Steven A. Smith
Affiant

Subscribed and sworn to before me this 27th day of March, 1990.

Cindy S. Smith
Notary Public
My Commission Expires 11/12/90

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of March, 1990.

Bobbie Ann Smith

Bobbie Ann Smith

1974 03/13 0101 03CHECK 188.50

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 Bobbie Ann Smith 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 12th day of March, 1990.

Cindy S. Smith
Notary Public
My Commission Expires: 11/12/90

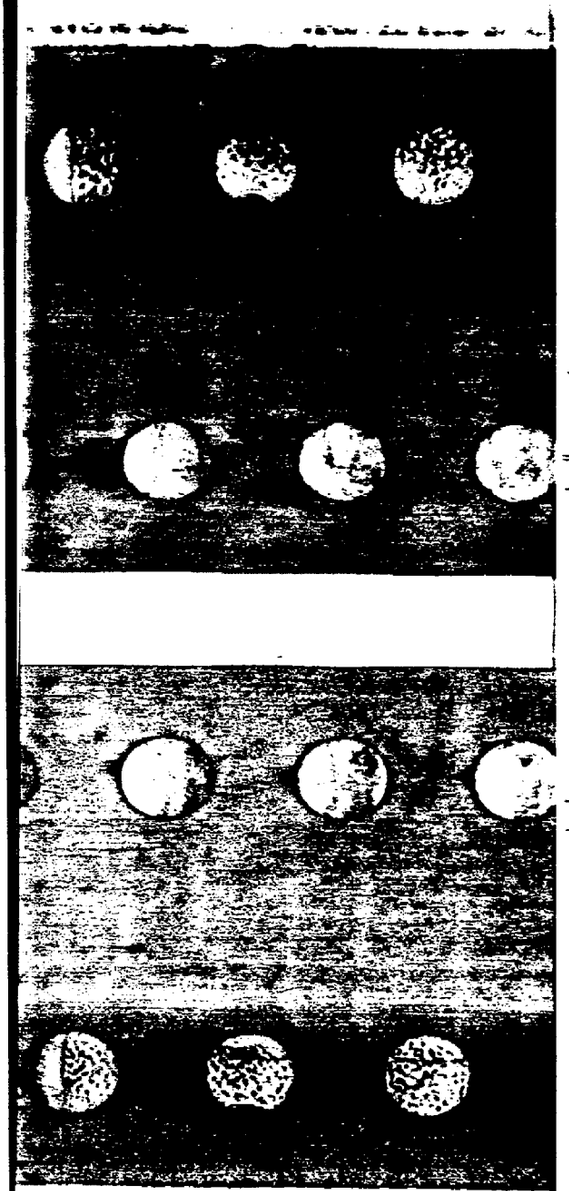
CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

10400

IDENTIF. REFERENCE

MAR 13 1 57 PM '90

DAVIDSON COUNTY TN.



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

RECEIVED OF _____

FOR _____

BOOK 8063 PAGE 634

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 55000.00
CON TX 181.50
PRFEE 1.00
WDEED 6.00
TOTAL 188.50
CHECK 188.50

03/13/90 01 13:55 0001 1974

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10400

IDENTIF. REFERENCE

MAR 13 1 57 PM '90

DAVIDSON COUNTY TN.

No. 300446