BOOK 8103 PAGE 407

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 1990

Notary Public

MY COMMISSION EXPIRES: 3-26-91

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Howard L. Caughron (NAME)	Same (NAME)	Map 94-1
1218 Wedgewood (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 52
Nashville, TN 37212 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	18W-14030

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. Douglas E. Smith and wife, Kimberly D. Smith

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

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. 42 in Payne, Blakemore and Cummings' Addition to East Nashville, of record in Book 57, page 70, Register's Office for Davidson County, Tennessee.

SAID Lot No. 42 fronts 50 feet on the westerly side of South 12th Street and runs back between parallel lines, 161 feet to an alley.

BEING the same property conveyed to Douglas E. Smith and wife, Kimberly D. Smith by Quit-claim Deed from Howard L. Caughron of record in Book 6602, page 760, Register's Office for Davidson County, Tennessee.

24241

IDENTIFICATION REFERENCE

May 4 3 23 PM '90

DAVIDSON COUNTY, TN

GRANTEE assumes and agrees to pay the Vendor's Lien retained in the Installment Deed of record in Book 6203, page 98, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 616 S. 12th Street Nashville, TN 37206
(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 Whereever 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 2nd day of March 1990

Douglas E. Smith

Kimberly D. Smith

STATE OF TENNESSEE }
Davidson COUNTY }

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Personally appeared before me, Douglas E. Smith and Kimberly D. Smith
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand, at office, this 2nd day of March 19 90

Notary Public, State Of Florida At Large
My Commission Expires [illegible]

My Commission Expires _____

Teresa M. [illegible]
Notary Public

NOTARY PUBLIC
(AFFIX SEAL)

_____ STATE OF TENNESSEE }
_____ COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the

_____
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

_____
Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM

Douglas E. Smith and wife,

Kimberly D. Smith

TO

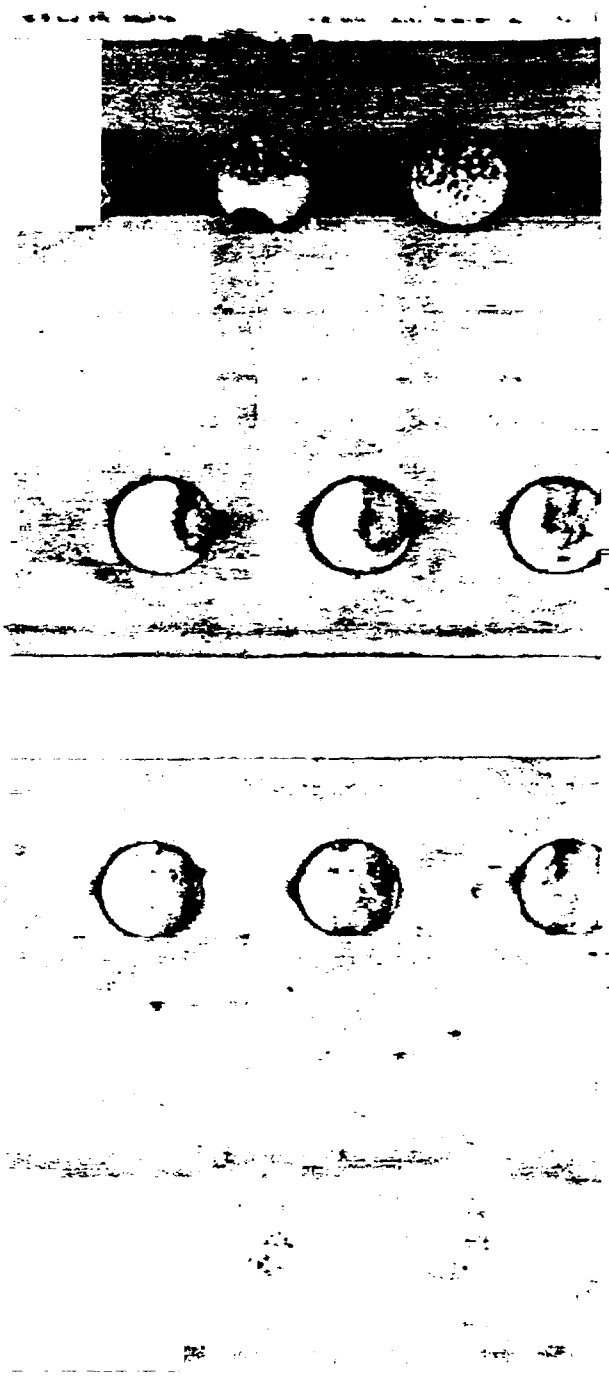
Howard L. Caughron

9125 05/04 0101 03CHECK 59.80

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679



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 16000.00
CDN TX 52.80
PRFEE 1.00
WDEED 6.00
TOTAL 59.80
CHECK 59.80

05/04/90 01 15:24 0001 9125

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2424 I

IDENTIFICATION REFERENCE

MAY 4 3 24 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 316605