FILE BOX 61

FORM NO. WD-1 REV. 10-86

BOOK 8121 PAGE 140

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00

Louise H. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 1990.

Notary Public

MY COMMISSION EXPIRES: 2-24-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James Attys., Suite 130,One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Bruce M. Smith (NAME)	Leader Federal Bank for Savings (NAME)	
213 Chestnut Hill (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	116-8G-213
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101-2926 (CITY) (STATE) (ZIP)	7DA-75030

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, WE, Jane C. McMackin, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce M. Smith and wife, Louise H. 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 Unit No. 1 on the Revised Chestnut Hill Condominiums, (Sugartree Phase V), of record in Book 5200, Page 171, Register's Office for said County. This property is the same property as shown on the Revised Plan of Sugartree, Phase III, as of record in Book 5050, Page 68, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of Auburn Lane at a point 160 feet more or less, northerly from the margin of Woodmont Lane, being the southeast corner of the herein described property; thence N. 57 deg. 57' 8" W 150 feet; thence N. 21 deg. 09' 57" E. 350.31 feet; thence N. 88 deg. 18' 14" E. 72 feet to the westerly margin of Auburn Lane; thence with the same S. 01 deg. 41' 46" E. 254.30 feet and continuing with the same around a slight curve having a radius of 138.916 southerly 122.05 feet to another curve, and continuing with the same around another curve having a radius of 116.008 southerly 56.37 feet to the beginning.

BEING the same property conveyed to Jane C. McMackin by deed from Susan P. Little, unmarried of record in Book 5858, page 119, Reister's Office for Davidson County, Tennessee.

unimproved X) This is improved ( ) property, known as 213 Chestnut Hill, (House Number) (Street) Nashville, TN 37205 (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 my hand this 31st day of May, 1990

Jane C. McMackin

Jane C. McMackin

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 Jane C. McMackin, an unmarried person

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 19 90

Commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, 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" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

My commission expires: _____

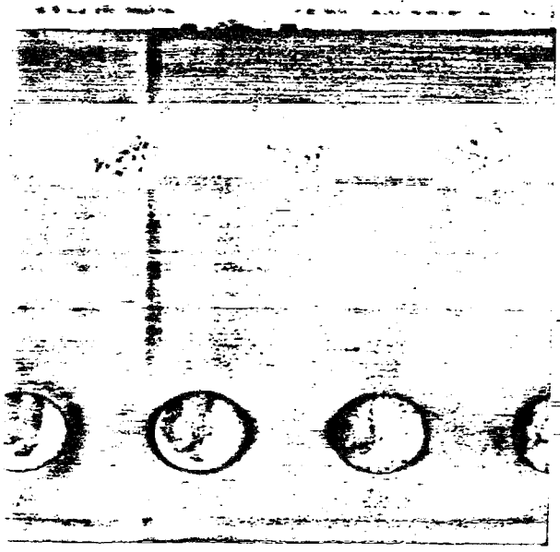
Notary Public

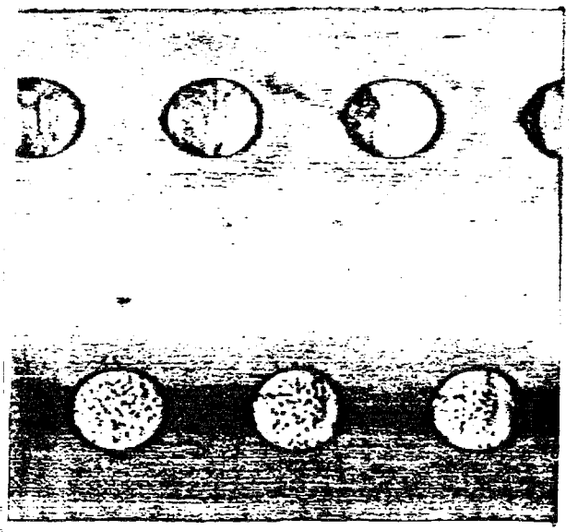
IDENTIF. TREFERENCE

30297

JUN 1 12 17 PM '90

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.





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 215000.00
CON TX 709.50
PRFEE 1.00
WDEED 6.00
TOTAL 716.50
CHECK 716.50

06/01/90 01 12:16 0001 6161

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30297.

IDENTIF. REFERENCE

JUN 1 12 18 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 323867