5472.29

SEP 4 4 01 PM '90

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Raymond R. Smith and wife, Annie L. Smith 2306 Demarius Drive Nashville, TN 37216	Same	Map # 73.05 Parcel # 152

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, RUTH V. MCCABE, unmarried, does hereby transfer and convey unto RAYMOND R. SMITH and wife, ANNIE L. SMITH, their successors and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Addition No. 1 to Riverwood Heights Subdivision, not of record, and described according to a survey made by Cantrell Connell and Greek, Engineers, not dated, as follows:

Beginning at a point in the southerly margin of Demarius Drive, which point is 206.9 feet eastwardly from a monument at the beginning of a curve in the southeasterly intersecting corner of Demarius Drive and Riverwood Circle, being the northeasterly corner of Lot No. 47 and the northwesterly corner of Lot No. 46; thence southwardly along the line between Lots Nos. 47 and 46, 190 feet to a point, said point being the southeasterly corner of Lot No. 47 and the southwesterly corner of Lot No. 46; thence eastwardly 100 feet to a point, said point being the southeasterly corner of Lot No. 46 and the southwesterly corner of Lot No. 45; thence northwardly along the line between Lots Nos. 46 and 45, 190 feet to a point in the southerly margin of Demarius Drive, said point being the northeasterly corner of Lot No. 46 and the northwesterly corner of Lot No. 45; thence westwardly along the southerly margin of Demarius Drive 100 feet to the point of beginning.

Being the same property conveyed to Thomas B. McCabe and wife, Ruth V. McCabe by deed from Jay Evans and wife, Sarah C. Evans of record in Book 1975, Page 162, Register's Office for Davidson County, Tennessee. The said Thomas B. McCabe having since died on May 9, 1962 vesting in fee simple title in Ruth V. McCabe as surviving tenant by the entirety.

This land is improved real property known as 2306 Demarius Drive, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said RAYMOND R. SMITH and wife, ANNIE L. SMITH, their heirs, successors and assigns forever.

The undersigned covenants with the said RAYMOND R. SMITH and wife, ANNIE L. SMITH, that she is lawfully seized and possessed of said real property in fee simple; has a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1990 which are prorated to the date of closing and assumed by the Grantees.

2. Grantor reserves use and possession of the subject property until 12:00 Midnight of September 30, 1990.

3. Restrictive Covenants contained in the deed of record in Book 1975, Page 162, and the restriction referenced therein of record in Book 1583, Page 145, said Register's Office.

4. Subject to restrictions and easements of record.

5. A 10 foot utility easement across the rear of the subject lot.

Except as set forth above, the undersigned does further covenant and bind herself, and her heirs, successors and assigns to warrant and forever defend the title to said land to the said RAYMOND L. SMITH and wife, ANNIE L. SMITH, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 4th day of September, 1990.

Ruth V. McCabe
RUTH V. MCCABE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tracy L. Williams, a Notary Public of the State and County aforesaid, personally appeared RUTH V. MCCABE, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within named instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of September, 1990.

Tracy L. Williams
NOTARY PUBLIC

My Commission Expires: 3/4/97

NOTARY PUBLIC AT LARGE

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $70,000.00.

Raymond Smith
RAYMOND R. SMITH

Sworn to and subscribed before me this 4th day of September, 1990.

Tracy L. Williams
NOTARY PUBLIC

My Commission Expires: 3/4/97

NOTARY PUBLIC AT LARGE

5827 09/04/90 0101 03CHECK 238.00

OFFICIAL RECEIPT

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



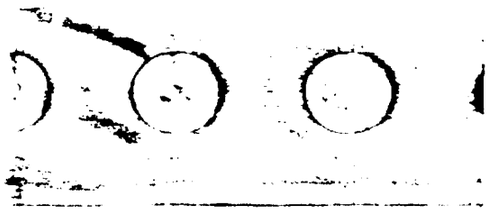
RECEIVED OF _____

FOR _____

BOOK 8188 PAGE 824

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT 10000.00
ERR CO
CAMT 10000.00-
CAMT 70000.00
CON TX 231.00
PRFEE 1.00
WDEED 6.00
TOTAL 238.00
CHECK 238.00

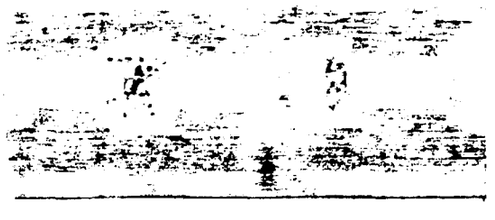


RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/04/90 01 16:03 0001 5837

5472.29

SEP 4 4 01 PM '90



No. 352525