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FILE BOX 9

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,900.00

Bradley Todd Smythe
Affiant

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

John V. Adams
Notary Public

MY COMMISSION EXPIRES 7/13/91
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Bradley Todd Smythe (NAME)	Metropolitan Federal (NAME)	MAP 110-11-A
Unit A-3, 2134 Fairfax Ave (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 995 (STREET ADDRESS)	PARCEL 3
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37202-0995 (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, WE, James Alvin Crossman and wife, Mary B. Crossman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bradley Todd Smythe, 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:

Unit No. A-3, Parcel No. 3, in a horizontal property regime which is located on the plat of Villager West Condominium, of record in Book 5210, page 174, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Alvin Crossman and wife, Mary B. Crossman by deed from James E. Crowther et ux, et al., of record in Book 5976, page 964, said Register's Office.

This conveyance is made subject to (a) property taxes for 1990 for which Grantees will be responsible, (b) Master Deed and By-Laws of record in Book 5452, page 419, said Register's Office, and (c) the matters set forth on said plan.

As part of the consideration for this conveyance, Grantee(s) assume and agree to pay the remainder of the indebtedness evidenced by the note to which reference is made in the deed of trust recorded in Book 5661, page 361, said Register's Office (Metropolitan Federal Loan #24-0022571) according to the terms thereof, and Grantors hereby assign to Grantees the escrow account in connection therewith.

This is unimproved ( ) improved (XX) property, known as Unit A-3, 2134 Fairfax Avenue, Nashville, TN 37212
(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. 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 our hand s this 27th day of September, 1990

James Alvin Crossman

James Alvin Crossman

Mary B. Crossman

Mary B. Crossman

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named James Alvin Crossman and Mary B. Crossman

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of September 19 90

Commission expires 7/13/91

John V. Adams Notary Public

JOHN V. ADAMS NOTARY PUBLIC AT LARGE TENNESSEE

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM
James Alvin Crossman and wife,
Mary B. Crossman

TO
Bradley Todd Smythe

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

IDENTIF. REFERENCE

6 1 4 2 9

OCT 1 2 40 PM '90

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

50-7 10/01 0101 03CHECK 102.37







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 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	23900.00
CO TX	95.37
PRFEE	1.00
WDEED	6.00
TOTAL	102.37
CHECK	102.37

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/01/90 01 14741 0001 6047

61:4299

IDENTIF. TREFERENCE

OCT 1 2 40 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 360339