STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,250.00

Beverly Luann Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December 19 90

W.K. JR
Notary Public

MY COMMISSION EXPIRES November 19, 1994
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME	ADDRESS	STA.
ADDRESS NEW OWNER(S) AS FOLLOWS: BEVERLY LUANN SMITH, UNMARRIED	MORTGAGEE: SEND TAX BILLS TO: SOVRAN MORTGAGE CORPORATION	MAP-PARCEL NUMBERS 04D-41635
(NAME) 911-913 DEBOW STREET	(NAME) 1512 WILLOW LAWN DRIVE	44-15-115
(STREET ADDRESS OR ROUTE NUMBER) OLD HICKORY , TN 37138	(STREET ADDRESS) RICHMOND, VIRGINIA 23230-3479	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, CHARLIE E. JONES AND WIFE, KATHERINE JONES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BEVERLY LUANN SMITH, 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:

SEE EXHIBIT A "LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

BEING THE SAME PROPERTY CONVEYED TO CHARLIE E. JONES AND WIFE, KATHERINE JONES BY DEED OF RECORD IN BOOK 4734, PAGE 300, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

2829 12/31 0101 03CHECK 178.96

82400

IDENTIF. REFERENCE

DEC 31 8 49 AM '90

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

This is improved X unimproved property, known as 911-913 DEBOW STREET , OLD HICKORY , TN , 37138
(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 [illegible] 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 28th day of December , 19 90

CHARLIE E. JONES: Charlie E Jones

KATHERINE JONES: Katherine Jones

STATE OF TENNESSEE
County of DAVIDSON
Personally appeared before me,
CHARLIE E. JONES AND WIFE, KATHERINE JONES

BOOK 8266 PAGE 13

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of December, 1990

Commission expires November 19, 1994

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of
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 _____ 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

Commission expires

Notary Public

WARRANTY DEED

FROM
CHARLIE E. JONES etux

TO
BEVERLY LUANN SMITH, UNMARRIED

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

EXHIBIT "A"

TO

WARRANTY DEED BOOK 8266 PAGE 14

FROM

CHARLIE E. JONES AND WIFE, KATHERINE JONES

TO

BEVERLY LUANN SMITH, UNMARRIED

BEING LOT NUMBER 29-17, SECTIONS C & D, VILLAGE OF OLD HICKORY, AS SHOWN ON REVISED PLAN RECORDED APRIL 10, 1951, BOOK 1835, PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FRONTING 63.1 FEET ON DEBOW STREET, CONTAINING 0.18 ACRES, MORE OR LESS;

SUBJECT TO AND/OR RESERVING ONE (1) PERMANENT EASEMENT 12.5 FEET WIDE FOR UTILITIES, TOGETHER WITH ALL RIGHTS IN CONNECTION WITH SAID EASEMENT, INCLUDING THE INGRESS AND EGRESS OVER THE PROPERTY HEREIN CONVEYED FOR SERVICING EASEMENT, ALL AS SHOWN ON SAID RECORDED PLAN, WHICH IS MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO.

THE PROPERTY ABOVE DESCRIBED ABUTS ON DODSON STREET AS SHOWN ON SAID PLAN OF SECTION D ON THE WESTERLY MARGIN THEREOF.

THE EASEMENT RESERVED BY THE PLAN OF SECTION D BOOK 1424, PAGE 65, RODCTN, AND THE PLAN OF SECTION C, BOOK 1424, PAGE 66, RODCTN, HAVING BEEN ALTERED BY INSTRUMENTS EXECUTED BY ALL THE PARTIES OWNING PROPERTY ABUTTING ON SAID STREET, ON BOTH THE EASTERLY AND WESTERLY MARGINS THEREOF, FROM NINTH STREET TO SEVENTEENTH STREET, RECORDED ON JUNE 30, 1950, IN BOOK 1853, PAGE 281, AND BOOK 1853, PAGE 257, RODCTN, SO AS TO CHANGE DODSON STREET FROM A PUBLIC STREET TO A PRIVATE DRIVEWAY, THIS CONVEYANCE OF LOT 29-17 IN SECTION C AND D IS BEING MADE SUBJECT TO AN EASEMENT IN DODSON STREET FOR PRIVATE ROAD AND PUBLIC UTILITIES ONLY.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE COVENANT CONTAINED IN AN INSTRUMENT EXECUTED BY E. I. DU PONT DE NEMOURS AND COMPANY, ET ALS, DATED FEBRUARY 15, 1951, AND RECORDED ON APRIL 3, 1951, IN BOOK 1968, PAGE 605, RODCTN, AND THE GRANTEES IN THIS DEED AGREE TO COMPLY WITH SUCH COVENANT AND TO USE THAT PORTION OF THE ABOVE DESCRIBED PROPERTY FRONTING ON THE EASTERLY SIDE OF DEBOW STREET AS THE BUILDING SITE, AND THAT PORTION IMMEDIATELY IN THE REAR THEREOF AND FRONTING ON THE WESTERLY SIDE OF DODSON STREET ONLY FOR THE CONSTRUCTION OF BUILDING ACCESSORY TO RESIDENCE TO BE CONSTRUCTED ON THAT PORTION OF THE PROPERTY FRONTING ON THE EASTERLY SIDE OF DEBOW STREET.

Charlie E Jones

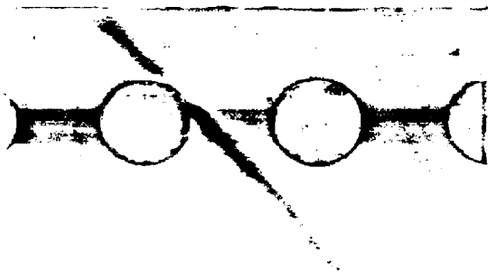
CHARLIE E. JONES

Katherine Jones

KATHERINE JONES

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8266 PAGE 15

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	51250.00
CON TX	168.96
PRFEE	1.00
WDEED	9.00
TOTAL	178.96
CHECK	178.96

12/31/90 01 08:49 0001 2829

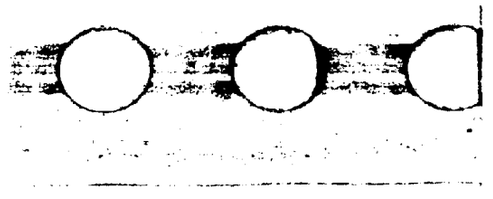
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82400

IDENTIF. REFERENCE

DEC 31 8 49 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.



No. 385203