BOOK 8295 PAGE 127

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,776.58

Bernita C. Booker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 19 91

Notary Public

MY COMMISSION EXPIRES March 26, 1994
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Bernita C. Booker (NAME)	The Leader Mortgage Company (NAME)	162-6-289
194 Ocala Drive (ADDRESS)	1015 Euclid Avenue (ADDRESS)	5DU-55484
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Cleveland, Ohio 44115 (CITY) (STATE) (ZIP)	

FOR AND 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, Richard F. Smith, Sr. and wife, Doris S. Smith and Richard F. Smith, Jr., an unmarried man;

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bernita C. Booker, 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:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of VALLEY GREEN SUBDIVISION, of record in Plat Book 4460, Page 97, Register's Office for Davidson County, Tennessee; to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Richard F. Smith, Sr., and wife, Doris S. Smith, and Richard F. Smith, unmarried, of record in Book 6915, Page 345, Register's Office for Davidson County, Tennessee.

As a part of the consideration for this conveyance the Grantee, BERNITA C. BOOKER, agrees to assume and pay the remaining unpaid balance due and owing by virtue of a Deed of Trust which appears of record in Book 6915, Page 348, Register's Office for Davidson County, Tennessee, which is presently held by The Leader Mortgage Company.

937784

IDENTIF. TREFERENCE

FEB 20 8 40 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

Property is (X) improved ( ) unimproved property known as 194 Ocala Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (State, 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 15th day of February, 19 91

Richard F. Smith, Sr.

Richard F. Smith, Jr.
By Pam O'Leary
His Atty. In Fact

Doris S. Smith

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Richard F. Smith, Sr. and wife, Doris S. Smith

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of February, 1991.

Commission expires March 26, 1994

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath _____ acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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
COUNTY OF WILLIAMSON

On this the 15th day of February, 1991, before me, the undersigned, a Notary Public in and for said County and State, personally appeared PAM O'LEARY, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of RICHARD F. SMITH, JR., the bargainor, and who acknowledged that she executed the same as the free act and deed of the said RICHARD F. SMITH, JR.

WITNESS my hand and official seal of office at Brentwood, Tennessee, this the 15th day of February, 1991.

NOTARY PUBLIC

My commission expires: 3-26-94

WARRANTY DEED

FROM

Richard F. Smith, Sr. and wife, Doris S. Smith

TO

Bernita C. Booker

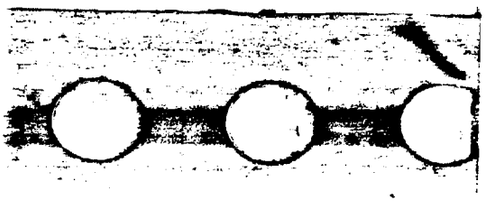
RETURN TO:

William D. Castleman
212 A Ward Circle
Brentwood, TN 37027

7954 02/20 0101 03CHECK 214.24

OFFICIAL RECEIPT

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



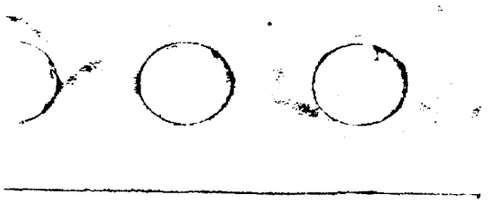
RECEIVED OF _____

FOR _____

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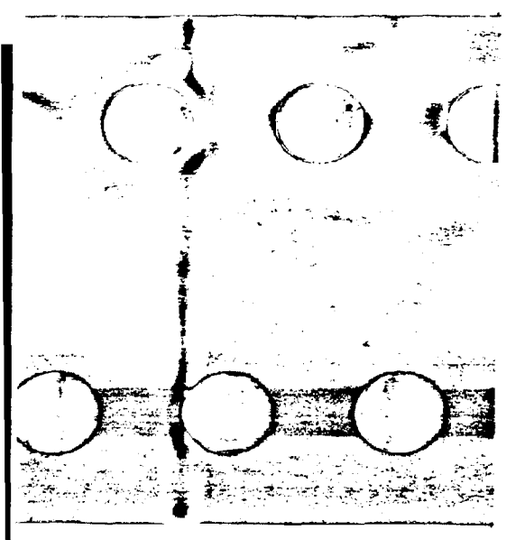
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT	62776.58
CON TX	207.24
PRFEE	1.00
WDEED	6.00
TOTAL	214.24
CHECK	214.24

RECEIPT IS NOT VALID UNTIL 02/20/91 IS PAID BY BA 08:41 0001 7954



93784

IDENTIF. REFERENCE

FEB 20 8 40 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 398219