WARRANTY DEED

BOOK 8340 PAGE 70

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
EUGENE SMITH, JR.	FIDELITY FEDERAL SAVINGS AND	160-14-C
(NAME)	(NAME)	
711 Fox Ridge Drive	401 Union Street	11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tennessee 37027	Nashville, Tennessee 37219	6DU 79386
(CITY) (STATE) (P. O. ZIP)	(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, JOE G. VIGIL AND WIFE, LINDA A. VIGIL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EUGENE SMITH, JR. AND WIFE, RUBY V. SMITH

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 711 on the Plan of Brentwood Trace Condominiums, Section II, of record in Plat Book 5200, pages 376 and 377, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Trace Condominiums, Section Two, a horizontal property regime established by Master Deed of record in Book 5818, page 915, said Register's Office.

Being the same property conveyed to Joe G. Vigil and wife, Linda A. Vigil by deed from Diane N. Scott, unmarried, of record in Book 7523, page 449, said Register's Office.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantees; (2) Master Deed of record in Book 5818, page 915; (3) By-laws of record in Book 5818, page 925 amended in Book 5868, page 70; (4) Deed of Conveyance in Book 6122, pages 419 and 424; (5) Storm Water Detention Agreement of record in Book 5861, page 411; and (6) All matters appearing on the Plans of record in Plat Book 5210, page 374 and in Book 5200, pages 376 and 377, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated February 3, 1986, in the original principal sum of $64,252.00, payable to Fidelity Federal Savings and Loan Association of Tennessee in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6777, page 922 , said Register's Office.

unimproved (XX)
This is improved ( ) property, known as 711 Fox Ridge Drive, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26th day of April, 19 91.

Joe G. Vigil by Joe G. Vigil II
~~JOE G. VIGIL~~
By Joe G. Vigil, II, Attorney-In-Fact for Joe G. Vigil by Power of Attorney recorded ~~simultaneously herewith.~~

Linda A. Vigil by Joe G. Vigil II
~~LINDA A. VIGIL~~
By Joe G. Vigil, II, Attorney in Fact for Linda A. Vigil by Power of Attorney recorded ~~simultaneously herewith.~~

BOOK 8340 PAGE 71

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE G. VIGIL AND WIFE, LINDA A. VIGIL

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

Witness my hand at office, this 26th day of April, 19 91.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joe G. Vigil, II, 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 Joe G. Vigil and wife, Linda A. Vigil and is authorized by them to execute this instrument on their behalf.

Witness my hand, at Office this 26th day of April, 1991.

My Commission Expires: 3-27-93

Catherine C. Hershey
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 19 91

MY COMMISSION EXPIRES: 3-27-93 (AFFIX SEAL)

Notary Public

Catherine C. Hershey
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

9078 04/29/91 0101 03 CK 219.85

WARRANTY DEED 27 1

FROM IDENTIF. REFERENCE

JOE G. VIGIL AND WIFE, LINDA A. VIGIL

APR 29 3 22 PM 91

FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN.

TO

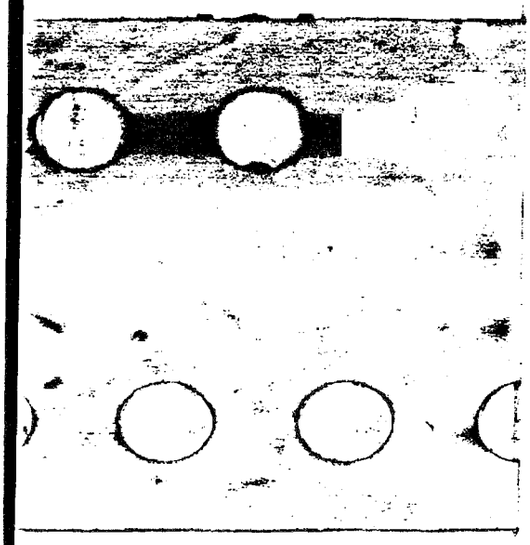
EUGENE SMITH, JR. AND WIFE, RUBY V. SMITH

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8340 PAGE 72

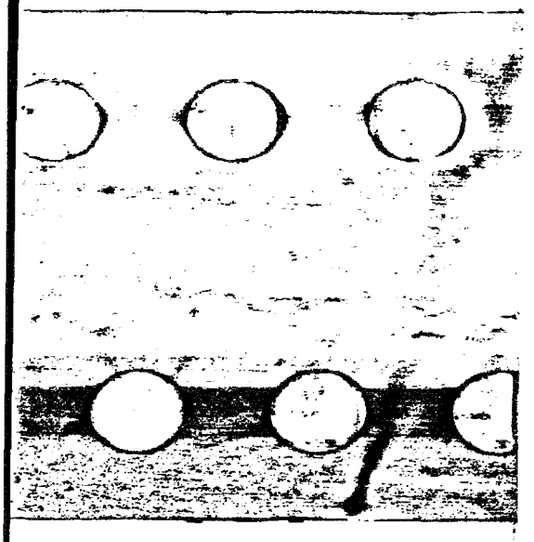
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 64500.00
CON TX 212.85
PRFEE 1.00
WDEED 6.00
TOTAL 219.85
CHECK 219.85

04/29/91 01 15:20 0001 9078

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



10271

IDENTIF. REFERENCE

APR 29 3 23 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 417069