FILE NO. 28939 FILE BOX "7"

BOOK 8351 PAGE 694

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

James Carl Avrit
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MAY, 1991

Notary Public

MY COMMISSION EXPIRES: 1-22-95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES CARL AVRIT et ux (NAME)	S A M E (NAME)	95-9-21
101 Quinn Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	3DZ-4668
Nashville, TN. 37210 (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, WE, JAMES E. SMITH, JACKIE SMITH FLEMING, ROBERT L. SMITH and GREGORY E. SMITH, being the heirs at law of SADIE JONES SMITH, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES CARL AVRIT and wife, ALTA LOU AVRIT,

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:

BEING Lot No. 19 on the Plan of W. E. Quin,Jr., Subdivision, as of record in Book 1424, Page 111, Register's Office for said County.

SAID Lot No. 19 fronts 150 feet on the northeasterly side of Quin Circle and runs back 221.6 feet on the northwesterly line and 226.3 feet on the southeasterly line to a dead line, measuring 150 feet thereon.

BEING the same property conveyed to Lawrence E. Smith and wife, Sadie Jones Smith by deed from Clarence D. Palmer and wife, Mary F. Palmer, of record in Book 3343, Page 53, Register's Office for Davidson County, Tennessee. Lawrence E. Smith died and Sadie Jones Smith died later leaving as her heirs at law, James E. Smith, Jackie Smith Fleming, Robert L. Smith and Gregory E. Smith.

MARTHA N. SMITH, WIFE OF JAMES E. SMITH, RALPH M. FLEMING, HUSBAND OF JACKIE SMITH FLEMING, AND JANICE G. SMITH, WIFE OF ROBERT L. SMITH, JOIN IN THIS CONVEYANCE TO CONVEY WHATEVER INTEREST THEY MIGHT HAVE BY VIRTUE OF THE MARITAL ESTATE. GREGORY E. SMITH IS A SINGLE PERSON.

SEE POWER OF ATTORNEY RECORDED IN BOOK 8351, PAGE 688, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AUTHORIZING JAMES E. SMITH TO SIGN FOR GREGORY E. SMITH IN THE CONVEYANCE OF PROPERTY AT 101 QUINN CIRCLE.

This is improved (X) unimproved ( ) property, known as 101 Quinn Circle, Nashville, Tennessee 37210
(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 3rd day of May, 19 91

Martha N. Smith

James E. Smith — Jackie Smith Fleming — Robert L. Smith

JAMES E. SMITH — JACKIE SMITH FLEMING — ROBERT L. SMITH

Gregory E. Smith — Ralph M. Fleming — Janice G. Smith

GREGORY E. SMITH — RALPH M. FLEMING — JANICE G. SMITH

James E. Smith attorney in fact

BOOK 8351 PAGE 695

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES E. SMITH and wife, MARTHA N. SMITH, JACKIE SMITH FLEMING and husband, RALPH M. FLEMING and ROBERT L. SMITH and wife, JANICE G. SMITH,

the bargainors, 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 Nashville, Tennessee, this 3rd day of May, 1991.

Commission Expires 1-22-95

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

1960 05/14 0101 03CHECK 304.00

WARRANTY DEED

FROM

TO

MAY 14 2 59 PM '91
FELIX Z. [illegible]
DAVIDSON COUNTY TN.

IDENTIF. REFERENCE

14199

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

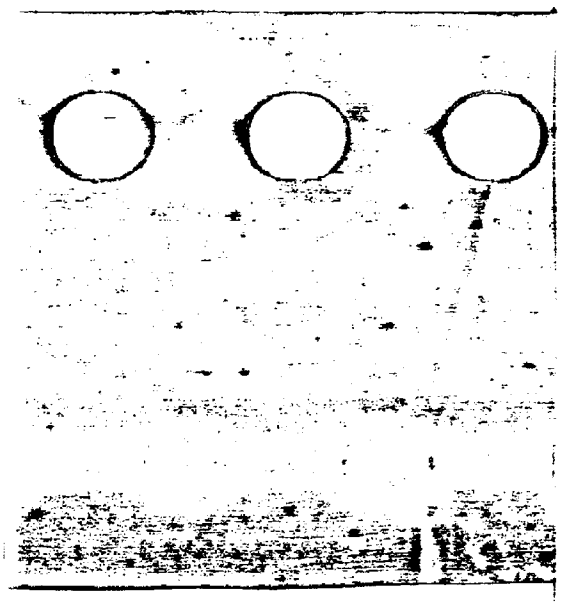
On this the 3rd day of May, 1991, before me personally appeared JAMES E. SMITH, to be known to be the person who executed the foregoing instrument in behalf of GREGORY E. SMITH, as his attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said GREGORY E. SMITH, as though he personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee , this 3rd day of May, 1991.

NOTARY PUBLIC

My Commission Expires: 1-22-95





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8351 PAGE 696

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	90000.00
CON TX	297.00
PRFEE	1.00
WDEED	6.00
TOTAL	304.00
CHECK	304.00

05/14/91 01 14:59 0001 1960

14199

IDENTIF. TREFERENCE

MAY 14 2 59 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 421569