WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty. BOOK 8365 PAGE 492
Suite 220, 4301 Hillsboro Road
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GARRY E. HILL	SOUTHTRUST BANK OF MIDDLE	Map 117-9-D
(NAME)	TENNESSEE (NAME)	
2413 VALLEY BROOK ROAD	1801 West End Avenue	Parcel 1.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENNESSEE 37215	Nashville, Tennessee 37202	F.B. 7DA9703
(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, J. THOMAS SMITH AND FRANCES RATCLIFFE SMITH, married, as to an undivided 27.4% interest for J. Thomas Smith, and an undivided 72.6% interest for Frances Ratcliffe Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARRY E. HILL AND WIFE, PEGGY M. HILL

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 Parcel 1 of City Farm Condominiums, a horizontal property regime created under Title 66, Chapter 27, Section 101, et seq., Tennessee Code Annotated, and as established by a Master Deed of record in Book 7354, page 711, as amended in Book 8010, page 699 and as further amended by Declaration of Covenants, Conditions and Restrictions of record in Book 8362, page 322, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as amended. Reference is hereby made to Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for a more complete identification and description of said Parcel which is further shown as Unit A to Exhibit "B" to the aforementioned Master Deed.

Being part of the same property conveyed to J. Thomas Smith, as to an undivided 27.4% interest, and Frances Ratcliffe Smith as to an undivided 72.6% interest, by quitclaim deed from J. Thomas Smith and Frances Ratcliffe Smith of record in Book 5709, page 426, Register's Office for Davidson County, Tennessee

This conveyance is made subject to: (1) 1991 Taxes which have been prorated and will be paid by the Grantees hereof; (2) Covenants, Conditions, Restrictions and Agreements of record in Book 7354, page 711, amended in Book 8010, page 699 and Book 8362, page 322; (3) Easement of record in Book 8362, page 665; and (4) All matters appearing on the plan of record in Plat Book 3842, page 30, Register's Office for said County.

0269 06/04 0101 03CHECK 1178.50

This is unimproved (XX) improved ( ) property, known as 2413 VALLEY BROOK ROAD, NASHVILLE, TENNESSEE 37215

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 31st day of May, 1991.

J. THOMAS SMITH

Frances Ratcliffe Smith
FRANCES RATCLIFFE SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. THOMAS SMITH AND FRANCES RATCLIFFE SMITH

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 31st day of May, 19 91.

My commission expires 1/23/93 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 _____

I 91172

JUN 4 9 48 AM '91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 91

MY COMMISSION EXPIRES: 1/23/93 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

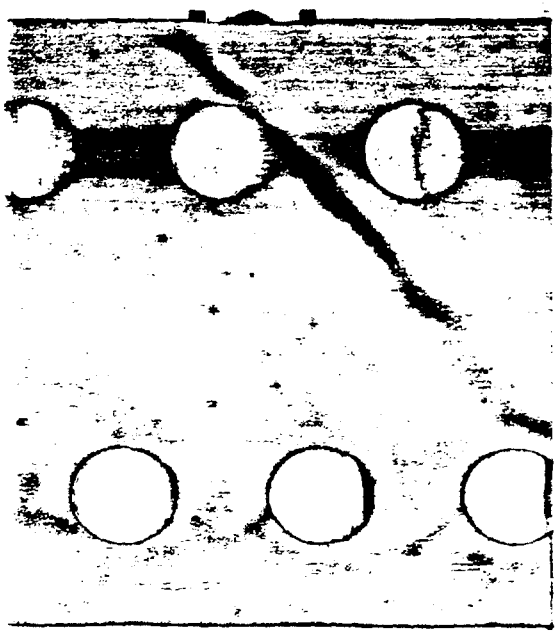
J. THOMAS SMITH AND FRANCES RATCLIFFE SMITH

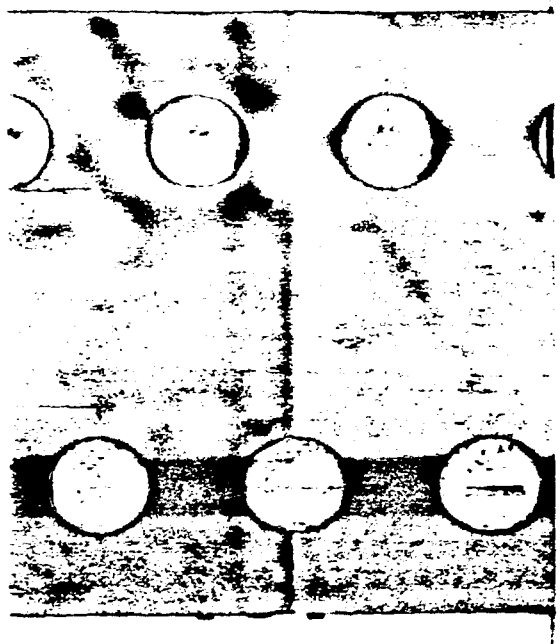
TO

GARRY E. HILL AND WIFE, PEGGY M. HILL

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 110 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 _____

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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 355000.00

CON TX	1171.50
PRFEE	1.00
MTEED	6.00
TOTAL	1178.50
CHECK	1178.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/04/91 09:51 0001 0269

19177

IDENTIFICATION REFERENCE

JUN 4 9 48 AM '91

No. 427351