THIS INSTRUMENT PREPARED BY:
Robin S. Courtney
Waller Lansden Dortch & Davis
809 South Main St., Suite 300
P.O. Box 1035
Columbia, Tennessee 38402-1035

BOOK 8375 PAGE 604

Tax Map and Parcel: 104-5-90

WARRANTY DEED

For and in consideration of the sum of Forty-Five Thousand Dollars ($45,000.00), paid and payable as hereinafter set out, I, JAMES F. RIZZARDI, have bargained and sold and do by these presents sell, transfer and convey unto the FRED L. SMITH and wife, ROBENIA R. SMITH, as tenants by the entirety, the following described tract or parcel of land lying and being in the City of Nashville, Davidson County, Tennessee, which is designated as 413 Greenway Avenue, which is more fully described as follows, to-wit:

> Being Lot No. 29 and the southerly 5 feet of Lot No. 28 on the Map of Hardison & Young's Lots in West End Park, being a subdivision of Lots 41 to 48 of the original plan of West End Park, of record in Book 421, Page 190, Register's Office for said County, and described according to a copy of a survey thereof made by Wm. Collier Parrish, Associates-Engineers, dated September 22, 1958, and described as follows:
>
> Said lot and part of said lot adjoin and front together 60 feet on the westerly side of Greenway Avenue and run back between lines, 220.5 feet on the northerly line and 253 feet on the southerly line, to a dead line, measuring 68.5 feet thereon.
>
> The foregoing description was taken from a prior deed.
>
> Being the same property conveyed to James Rizzardi by deed of record in Deed Book 8375, Page (601), Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD, the above described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances and hereditaments, thereunto belonging and pertaining unto FRED L. SMITH and wife, ROBENIA R. SMITH, their heirs and assigns, in fee simple forever.

I COVENANT with the said FRED L. SMITH and wife, ROBENIA R. SMITH, that I am lawfully seized and possessed of the above described tract or parcel of land, have a good and lawful right to

convey the same, and that it is unencumbered; and I do further covenant and bind myself, my heirs and personal representatives, to forever warrant and defend the title to the said above described property unto the said FRED L. SMITH and wife, ROBENIA R. SMITH, their heirs and assigns, against the lawful claims of all persons whomsoever.

The consideration of this conveyance is the sum of Forty-Five Thousand Dollars ($45,000.00), of which Thirty Thousand Dollars ($30,000.00) has been paid in cash, the receipt of which is hereby acknowledged and the balance of Fifteen Thousand Dollars ($15,000.00) is payable by a non-interest promissory note of even date herewith which is due and payable on February 15, 1996.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 7th day of June, 1991.

James F. Rizzardi
JAMES F. RIZZARDI

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, a notary public in and for the State and County aforesaid, personally appeared JAMES F. RIZZARDI, the bargainor, 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 7th day of June, 1991.

Robin S. Courtney
NOTARY PUBLIC

MY COMMISSION EXPIRES:
Apr 15, 1992

ROBIN S. COURTNEY NOTARY PUBLIC AT LARGE STATE OF

STATE OF TENNESSEE
COUNTY OF MAURY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $45.000.00.

Fred D. Smith
AFFIANT

Sworn to and subscribed before me, this 7th day of June, 1991.

Robin S. Courtney
NOTARY PUBLIC

MY COMMISSION EXPIRES:
Apr 15, 1992

ROBIN S. COURTNEY NOTARY PUBLIC AT LARGE STATE

SEND TAX BILLS TO:
Fred C. Smith
3413 Magnolia Cove
Nashville, TN 37211

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REV 04/17 0101 02CHECK 175.75

226450

JEAN ... REGISTER

JAN 17 11 20 AM '91

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8375 PAGE 607

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	45000.00
MAMT	15000.00
CON TX	148.50
MOR TX	17.25
PRFEE	1.00
WDEED	9.00
TOTAL	175.75
CHECK	175.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1/17/91 01 11:23 0001 4327

22645

JAN 17 11 20 AM '91

No. 431366