PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (blw) (Title No: 31205)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 188,500.00

Affiant

Sworn and subscribed before me this 4th day of October, 1991.

Notary Public

My Comm. Expires: Sept 16, 1995

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS
John Allan Smith 1504 Tyne Boulevard Nashville, TN 37215	First Southern Federal Savings Bank 4205 Hillsboro Rd. Ste.101B Nashville, Tn 37215	145-02-007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Keith H. Loven and spouse, Nikki L. Loven,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Allan Smith and spouse, Martha A. Smith,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Seven Hills Section 9 of record in Book 3500, page 51, Register's Office for said County.

Said Lot No. 5 fronts 186.59 feet on the northeasterly margin of Tyne Boulevard and extends back 385.52 feet on the broken northwesterly line and 440.00 feet on the east line to a dead line in the rear, measuring 46.09 feet thereon.

Being the same property conveyed to Keith H. Loven and wife, Nikki L. Loven, by deed from Terence Casey and wife, Susan Casey, of record in book 8139, page 638, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

5.2 6.4.2

IDENTIFICATION REFERENCE

Oct 7 1 39 PM '91

0860 10/07 0101 03CHECK 704.45

This is improved property, known as: 1504 Tyne Boulevard, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of October, 1991.

Keith H. Loven

Nikki L. Loven

State of Tennessee
County of Davidson

On this 4th day of October, 1991, before me the undersigned authority, personally appeared Keith H. Loven and Nikki L. Loven, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Sept 16, 1995

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8459 PAGE 372

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
188500.00
CON TX 697.45
PRFEE 1.00
WDEED 6.00
TOTAL 704.45
CHECK 704.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/07/91 01 13:41 0001 0860

5.2642.

INSTRUMENT NUMBER

OCT 7 1 39 PM '91

No. 465658