FILE NO. 29751

FORM NO. WD-1

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY 19 92

Notary Public

MY COMMISSION EXPIRES: 12/2/95
(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
IONA SENECAL (NAME)	S A M E (NAME)	149-4-97
2520 Somerset (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	2DX 02051
Nashville TN 37217 (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, JOHN D. SMITH and wife, JANEICE SMITH,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO IONA SENECAL

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:

LAND in Davidson County, Tennessee, being Lot No. 536 on the Map of Edge-O-Lake Estates, Section 6, as of record in Book 3700, page 16, as amended in Book 3950, page 334, said Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin on the southwest margin of Edge-O-Lake Drive being the common corner of Lot Number 536 and Lot Number 535 as recorded in Book 3700, page 15, Register's Office for Davidson County; thence with the southwest margin of Edge-O-Lake Drive south 50° 55' east 83.19 feet to an iron pin; thence south 39° 05' west 108.46 feet to a concrete monument; thence south 35° 33' west 94.00 feet to a concrete monument; thence with the rear line of Lot 536 north 72° 40' 30" west 95.80 feet to an iron pin; thence with the common line between Lots 536 and 535 north 39° 05' east 237.82 feet to the beginning.

BEING the same property conveyed to John D. Smith and wife, Janeice Smith by deed from F. Ethel Fetterolf, A Widow, of record in Book 6556, page 156, Register's Office for Davidson County, Tennessee.

This is unimproved / improved (X) property, known as 2647 Edge-O-Lake Drive, Nashville, Tennessee 37217
(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 30th day of January, 19 92

JOHN D. SMITH

JANEICE SMITH

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN D. SMITH and wife, JANEICE SMITH,

the bargainor s, 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 30th day of January, 1992.

Notary Public

Commission Expires 1/22/95

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 _____

WARRANTY DEED

FROM

TO

81144

IDENTIFICATION REFERENCE

FEB 3 1 54 PM '92

DAVIDSON COUNTY, TN

266.00

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 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	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	6.00
TOTAL	266.00
CHECK	266.00

02/03/92 01 13:54 0001 7756

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 1 4 4

IDENTIFICATION REFERENCE

FEB 3 1 54 PM '92

DAVIDSON COUNTY, TN

No. 498380