BOOK 8560 PAGE 921

THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Ronald E. Smith 909 Lynnwood Blvd. Nashville, TN 37205	Same	Map 130-11 Parcel 31

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged;

we, Leslie J. Duke and wife, Odessa S. Duke,

hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto

Ronald E. Smith and Jesse Wilton Smith and wife, Agnes M. Smith, as joint tenants with right of survivorship

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 Nos. 10 and 11, on the Revised Plan of New Golf Club Subdivision as of record in Book 421, page 185, Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 176 feet 8 inches on the northerly side of Forsythe Place and run back between parallel lines 188 feet on the west line of Lot No. 11 and 248 feet on the east line of Lot No. 10, along the west line of Lynnwood Boulevard, to the south line of Lot No. 13 on which they measure 1666 feet 8 inches.

Being the same property conveyed to Leslie I. Duke and wife, Odessa S. Duke by deed from James R. Kellam, III, of record in Book 7227, page 328, Register's Office for Davidson County, Tennessee.

This description is the same as used in previous deed.

Taxes for the years 1992 are prorated and assumed by the Grantees herein.

Restrictions of record in Book 653, page 112, said Register's Office.

This is improved property at 909 Lynnwood Blvd., Nashville, TN.

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 assigns, to warrant and defend title 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 hands this 27th day of February, 1992.

Leslie I. Duke
LESLIE I. DUKE

Odessa S. Duke
ODESSA S. DUKE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leslie I. Duke and Odessa S. Duke, the within named 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 27th day of February, 1992.

My Commission Expires:
2-24-93

Phyllis Keenan
NOTARY PUBLIC

5421 02/28 0101 03CHECK 543-50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $145,000.00.

Leslie I. Duke
AFFIANT

Subscribed and sworn to before me this 27th day of February, 1992.

My Commission Expires:
2-24-93

Phyllis Keenan
NOTARY PUBLIC

8.7.9.0.7.

IDENTIFICATION REFERENCE

FEB 28 11 21 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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	
			145000.00	
			CON TX	536.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	543.50
			CHECK	543.50
02/28/92	01		11:21 0001	5421

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.7.9.07.

IDENTIFI REFERENCE

Feb 28 11 23 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 505931