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File No. 29873

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,419.28

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March 1992

Notary Public

MY COMMISSION EXPIRES: 1/25/96
(AFFIX SEAL)

File Box "7"

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
JAMES E. WILCOX (NAME)	AMERICA'S MORTGAGE SERVICING (NAME)	MAP 59-6
808 Garrison Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 9411 (STREET ADDRESS)	PARCEL 41
Nashville, Tennessee 37207 (CITY) (STATE) (P.O. ZIP)	Gaithersburg, MD 20898-6011 (CITY) (STATE) (ZIP)	13DA 35725

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 CURTIS GENE SMITH and wife, GWENDOLYN SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. WILCOX, An Unmarried Person

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 No. 45 on the Plan of Ewing Valley Subdivision, Section 1, as of record in Book 4300, Page 167, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

BEING the same property conveyed to Curtis Gene Smith and wife, Gwendolyn Smith by deed from Beserene Elliott, single, of record in Book 8572, Page 855, Register's Office for Davidson County, Tennessee.

05298

IDENTIF. PREFERENCE
APR 23 12 42 PM
DAVIDSON COUNTY

4657 04/28 0101 03CHECK 156.48

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to FEDERATED FINANCIAL MORTGAGE CORPORATION, of record in Book 5186, page 719, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH AMERICA'S MORTGAGE SERVICING, INC.

This is (unimproved ( ) improved (X)) property, known as 808 Garrison Drive, Nashville, Tennessee 37207
(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 their hand s, this 23rd day of March, 1992

Curtis G Smith
CURTIS GENE SMITH

Gwendolyn Smith
GWENDOLYN 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 Curtis Gene Smith and wife, Gwendolyn Smith

the 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 23rd day of March, 19 92.

Commission Expires 7/22/95

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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____.

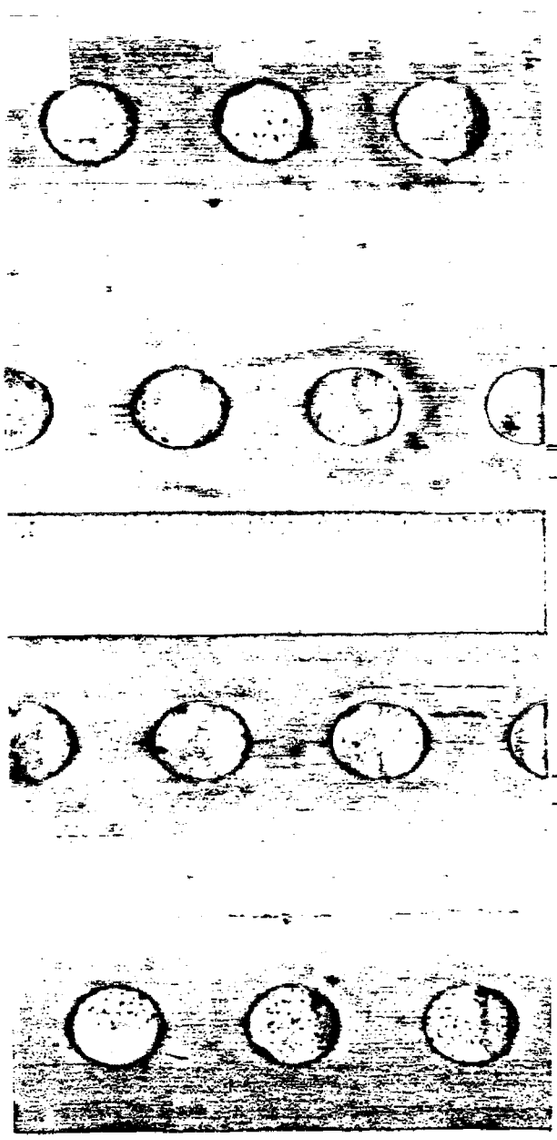
_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO



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 40419.28
CON TX 149.48
PRFEE 1.00
WDEED 6.00
TOTAL 156.48
CHECK 156.48

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/28/92 01 10:41 0001 4657

05298

IDENTIF. REFERENCE

APR 20 10 42 AM '92

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 525447