THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES AND WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

BOOK 8668 PAGE 806 Box 32

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF July 19 92

Notary Public

MY COMMISSION EXPIRES: November 25 1995

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY TATUM & JONES, ATTORNEYS		
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203		
ADDRESS NEW OWNER (S) AS FOLLOWS Timothy Elkins	~~XXXXXXXXXXXXXXXXXX~~: Send Tax Bills To: New Owner	MAP PARCEL NUMBERS 61-14-191
(NAME) 3730 Baxter Avenue	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37216	(STREET ADDRESS)	
(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, L. J. Smith and wife, Muriel Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy Elkins and wife, Regina Elkins

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 parts of Lots Nos. 5 and 6 on the map of Ross T. Hughes' Subdivision of Lot No. 11, Patterson and Young's Subdivision, as of record in Book 547, page 174, Register's Office for said County, and parts of Lots Nos. 49 and 50 on the Plan of E. B. Craig's Subdivision of the Crownover Property, as of record in Book 894, pages 640 and 641, said Register's Office, described together as follows:

BEGINNING on the easterly margin of Baxter Street, as now located, at the southwest corner of that part of said Lot No. 50 conveyed to A. L. Shingler and wife, by deed from Donald R. Hackney and wife, of record in Book 2284, page 594, said Register's Office; thence with said Shingler's southern boundary line, eastwardly 108.5 feet, more or less, to a point in the eastern boundary line of said Lot No. 5; thence with the eastern boundary line of said Lot No. 5, southwardly 20 feet to the southeast corner of said Lot No. 5, being in the northern boundary line of said Lot No. 6; thence with the northern boundary line of said Lot No. 6, eastwardly 200 feet to the northeast corner of said Lot No. 6; thence with the eastern boundary line of said Lot No. 6, South 27 degrees 30 minutes West 103 feet to the northeast corner of that part of said Lot No. 6 conveyed to Hobart Spears and wife by deed from Donald R. Hackney and wife, of record in Book 1515, page 569, said Register's Office; thence with said Spears' northern boundary line, westwardly 195 feet, more or less, to said Spears' northwest corner, being the northeast corner of that part of said Lot No. 49 conveyed to said Spears and wife by

(SEE ATTACHED EXHIBIT "A" FOR CONTINUATION OF LEGAL DESCRIPTION.)

~~XXXXXXXXXX~~ This is improved (~~XX~~) property, know as 3730 Baxter Avenue, Nashville, TN 37216
(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 convenant 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 1st day of July, 19 92

L. J. Smith by Janet K. Carter Attorney-in-Fact

Muriel Smith by Janet K. Carter Attorney-in-Fact

By: Janet K. Carter, Attorney-in-Fact

By: Janet K. Carter, Attorney-in-Fact

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor_____, with whom I am personally acquainted, * and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19_____.

Commission expires November 25, 1995

* or proved to me on the basis of satisfactory evidence.

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted * and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

* or proved to be on the basis of satisfactory evidence.

_____
Notary Public

WARRANTY DEED

FROM
L. J. Smith and wife, Muriel Smith

TO
Timothy Elkins and wife, Regina Elkins

TATUM & JONES, ATTORNEYS
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janet K. Carter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of L. J. Smith and wife, Muriel Smith as the free act and deed of the within named L. J. Smith and wife, Muriel Smith.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of July, 1992.

_____
Notary Public

My Commission Expires: November 25, 1995

EXHIBIT "A"

deed from Mrs. Sarah L. Carney, of record in Book 1491, page 149, said Register's Office; thence with said Spears' northern boundary line, westwardly 113.8 feet to the easterly margin of said Baxter Street; thence with same, northwardly 109 feet to the BEGINNING. SOURCE OF DESCRIPTION: THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

BEING the same property conveyed to L. J. Smith and wife, Muriel Smith by deed from Donald R. Hackney and wife, Mary Rowe Hackney, and Mrs. Sarah L. Carney of record in Book 2700, page 404, Register's Office for Davidson County, Tennessee.

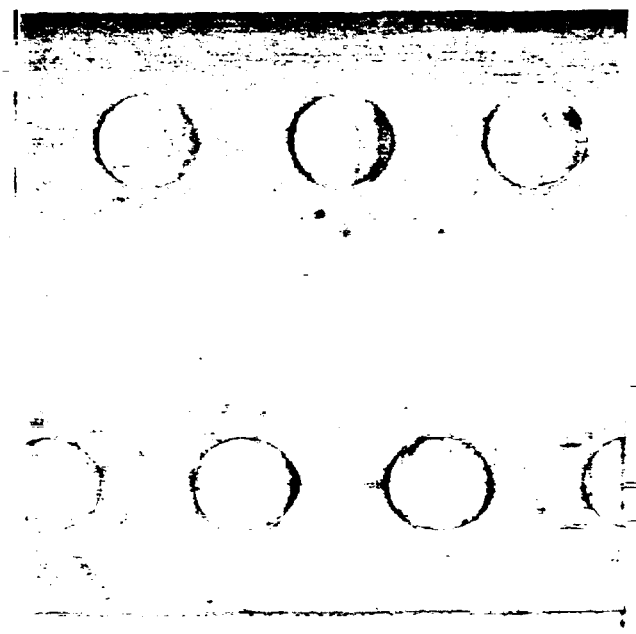
This instrument is executed on behalf of L. J. Smith and wife, Muriel Smith by Janet K. Carter as their Attorney-in-Fact pursuant to a Power of Attorney which is being placed of record with this instrument.

2 5 0 9 8

IDENTIF. T REFERENCE

JUL 6 9 57 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 _____

BOOK 8668 PAGE 809

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	39900.00
CON TX	147.63
PRFEE	1.00
WDEED	12.00
TOTAL	160.63
CHECK	160.63

07/06/92 01 09:56 0001 2708

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25098

IDENTIF. REFERENCE

JUL 6 9 57 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 547485