Box 31

This Instrument Prepared By:

Harwell Martin & Stegall, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

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Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Richard M. Smith and wife Josephine B. Smith 107 Bonnie Briar Rd #11 Nashville TN 37212	(Same as Owner)	Map 116-01-0-A Parcel 009

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **B.N.B. PROPERTIES, INC.**, Tennessee corporation, the Grantor herein, has bargained and by these presents does transfer and convey unto **RICHARD M. SMITH and wife, JOSEPHINE B. SMITH,** the Grantee herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 9 of Dunham Springs Residential PUD, as shown on the plat thereof recorded in Book 6250, Page 936, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> BEING part of the same property conveyed to B.N.B. Properties, Inc., a Tennessee corporation by trustee's deed by quitclaim from Dale L. Stegall, Trustee, of record in Book 8524, Page 957, Register's Office for Davidson County, Tennessee.
>
> This is unimproved property on Dunham Springs Lane, Davidson County, Tennessee.

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, his heirs and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as herein set forth on Exhibit A. Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 16th day of July, 1992.

B.N.B. PROPERTIES, INC.,
a Tennessee corporation

By: _____
Title: President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Mary Bennie Wilson of the state and county aforesaid, personally appeared James D. Harris, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of B.N.B. Properties, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Brentwood, Tennessee, this 16th day of July, 1992.

_____
Notary Public

My Commission Expires:
1-26-96

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer or value of property (whichever is greater) is $60,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me,
this 16 day of July, 1992.

_____
Notary Public
My Commission Expires: 1-26-96

DLS/f87
smith.wd

EXHIBIT "A"

1. Taxes for the year 1992, a lien, but not yet due and payable.

2. Declaration of Covenants, Conditions and Restrictions for Dunham Springs of record in Book 6875, page 530, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plan of record in Book 6250, page 936, said Register's Office.

4. Easements for sanitary sewer and/or storm drainage of record in Book 4462, page 147, and Book 6380, page 360, said Register's Office.

5. Easements for sewer, water, electric, gas and telephone lines retained by Metropolitan Government of Nashville and Davidson County in Ordinance No. 82-1062 closing a portion of Shadybrook Drive.

6. Easements for sewer, water, electric, gas and telephone lines retained by Metropolitan Government of Nashville and Davidson County in Ordinance No. 85-1074 closing a portion of Dunham Springs Road.

7. All matters set forth on the survey dated 4/31/86 by PRC Engineers.

8. Easements for water and sewer of record in Book 7593, page 527, and Book 7593, page 590, said Register's Office.

9. Easements for sanitary sewers and/or storm drainage of record in Book 7899, page 680, and Book 7903, page 989, said Register's Office.

10. Right-of-way Agreement conveyed to Nashville Gas Company of record in Book 7899, page 686, said Register's Office.

28519

IDENTIF. TREFERENCE

JUL 17 2 57 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

5623 07/17 0101 03CHECK 235.00

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 60000.00
				CON TX 222.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 235.00
				CHECK 235.00
			07/17/92 01	14:57 0001 6623

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28519

IDENTIF. REFERENCE

JUL 17 2 57 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 551350