STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00.

William P. Sweeney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF August, 1992.

Notary Public

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Daniel P. Niznik, Attorney
American Title Company
841 Wren Road
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Sean Sweeney 5160 Hilson Dr. Nashville, Tn 37211	AmSouth Mortgage Co. Inc. P. O. Box 847 Birmingham, Alabama 35233	161-07-108

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

We, THOMAS FRANKLIN SMITH and wife, REDA M. SMITH (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said SEAN SWEENEY, an unmarried man, (the "Grantees"), his successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 30 on the Plan of McMurray Woods Addition, Section 1, which is of record in Book 4675, pages 6 and 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas Franklin Smith and wife, Reda M. Smith, by deed from Dean Phil Freetly and wife, Mary Alice Freetly, of record in Book 5532, page 926, Register's Office, Davidson County, Tennessee.

This instrument is executed on behalf of Thomas Franklin Smith and wife, Reda M. Smith by their lawful attorney-in-fact, John F. Smith pursuant to the power and authority vested in him by an instrument filed for record simultaneously herewith.

This is improved/unimproved property known as 5160-5162 Hilson Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular 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 the 14th day of August, 1992.

THOMAS FRANKLIN SMITH
By: John F. Smith, Attorney-in-Fact

REDA M. SMITH
By: John F. Smith, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of August, 1992, before me personally appeared JOHN F. SMITH, to me known to be the person who executed the foregoing instrument on the behalf of THOMAS FRANKLIN SMITH and REDA M. SMITH, and who acknowledged that he executed the same, as the free act and deed of said THOMAS FRANKLIN SMITH and REDA M. SMITH.

NOTARY PUBLIC

My Commission Expires: 1-18-95

3.7.1:21.

IDENTIFICATION REFERENCE

AUG 17 12 19 PM '92

[illegible] WILSON II REG. STATE
DAVIDSON COUNTY, TN

1043 08/17 0101 03CHECK 293.90

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8702 PAGE 673

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 77000.00
CON TX 284.90
PRFEE 1.00
WDEED 8.00
TOTAL 293.90
CHECK 293.90

08/17/92 01 12:20 0001 1043

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3. 7. 1: 2. 1.

IDENTIFIT REFERENCE

AUG 17 12 19 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 560810