Map and Parcel 105-7-355

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson
Dominion Bank Building
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

Send Tax Bills To New Owner:
Mr. & Mrs. Clayton Smith
202 Grace Ave Drive
Nashville, TN 37211

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Morton B. Stein, Sidney M. Stein, Ralph D. Copeland and Lillian Copeland (being one and the same persons as Ralph D. Coplan and Lillian Coplan), Trustee, as Tenants in Common, Grantor, have bargained and sold and by these presents do transfer and convey unto CLAYTON SMITH and wife, LUCILLE SMITH, Grantee, their heirs and assigns, the property described as follows:

A certain property in the State of Tennessee, Davidson County, described as follows, to-wit:

Being Lot Nos. 5, 6 and 7 on the plat of B. F. Brown's Subdivision of the Rains Spring Tract, as of record in Book 57, Page 115, Register's office for said County, described together as follows:

Beginning on the westerly margin of 4th Avenue South at its intersection with the southeasterly margin of Rains Avenue; thence with the westerly margin of 4th Avenue South, southwardly 114 feet to the southeasterly margin of Rains Avenue; thence with said Avenue, northeastwardly 184 feet to the beginning, including, but excluding therefrom that part of said property conveyed to the City of Nashville by three deeds, two from Mrs. Sarah C. Lehi, of record in Book 1005, page 412 and 421, and the other from Nashville and American Trust Company of record in Book 1023, page 164, said Register's Office.

Being the same property conveyed to Morton B. Stein, Sidney M. Stein, Ralph D. Copeland and Lillian Copeland, Trustee as Tenants in Common by Successor Trustee's Deed from William J. Yost, Successor Trustee, of record in book 8300, page 771 said Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantee that we are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except matter in plan of record and 1992 taxes which are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 25th day of September, 1992.

Morton H. Stein
Morton B. Stein (being one and the same person as Morton H. Stein)

Sidney M. Stein
Sidney M. Stein

(signatures continued on next page)

Ralph D. Copeland

Ralph D. Copeland (being one and the same person as Ralph D. Coplan), individually and as Trustee

Ralph D. Coplan

Ralph D. Coplan, individually and as Trustee

Lillian Copeland

Lillian Copeland (being one and the same person as Lillian Copeland), individually and as Trustee

Lillian Coplan

Lillian Coplan, individually and as Trustee

STATE OF Calif.)
)
COUNTY OF Orange)

Personally appeared before me, Cheryl A Pedone, a Notary Public of said County, Ralph D. Copeland (being one and the same as Ralph D. Coplan), individually and as Trustee, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 1992.

Cheryl A Pedone

NOTARY PUBLIC

My Commission Expires: May 23 1994

OFFICIAL SEAL
CHERYL A. PEDONE
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires May 23, 1994

STATE OF Calif.)
)
COUNTY OF Orange)

Personally appeared before me, Cheryl A Pedone, a Notary Public of said County, Lillian Copeland (being one and the same as Lillian Coplan), individually and as Trustee, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 1992.

Cheryl A Pedone

NOTARY PUBLIC

My Commission Expires: May 23 1994

OFFICIAL SEAL
CHERYL A. PEDONE
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires May 23, 1994

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Kim D. Womack, a Notary Public of said County, Morton B. Stein,* the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 1992.

(*Being one and the same person as Morton H. Stein)

Kim D. Womack
NOTARY PUBLIC

My Commission Expires: 2-28-93

STATE OF GEORGIA)
)
COUNTY OF DEKALB)

Personally appeared before me, PAULA N. JAMES, a Notary Public of said County, Sidney M. Stein, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19TH day of September, 1992.

Paula N. James
NOTARY PUBLIC

My Commission Expires: Notary Public, Dekalb County, Georgia
My commission expires May 28, 1995

8531 10/07 0101 03CHECK 189.86

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Forty Seven Thousand Eight Hundred Dollars ($47,800.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Clayton O Smith
AFFIANT

Sworn to and subscribed before me this 25th day of September, 1992.

Kim D. Womack
NOTARY PUBLIC

My Commission Expires: 2-28-93

dk:c:form/stein.wd

52907

IDENTIFICATION REFERENCE

OCT 7 11 35 AM '92

RECEIVED
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8751 PAGE 536

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 47800.00
				CON TX 176.86
				PRFEE 1.00
				WDEED 12.00
				TOTAL 189.86
				CHECK 189.86
10/07/92	01			11:36 0001 8531

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52907

IDENTIFICATION REFERENCE

OCT 7 11 35 AM '92

DAVIDSON COUNTY, TN

No. 578063