PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (KD)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 109000.00

Affiant

Sworn and subscribed before me this
30th day of November, 1992.

Notary Public

My Comm. Expires: 8-24-94

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
S. Jane Smith 3207 Overlook Drive Nashville, Tennessee 37212	SAME	104-10-161

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James D. Heins and spouse, Kelly W. Heins,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **S. Jane Smith and spouse, Reuben M. Smith,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 198 on the Map of R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, and described as follows:

BEGINNING at a point on the southwesterly margin of Overlook Drive, at the common corner of Lots 197 and 198; thence with the line between said lots, southeasterly 180 feet to a point in the northwesterly line of Lot 202; thence with the line between Lots 198 and 202, northeasterly 52 feet to the common corner of Lots 198 and 199; thence with the line between said lots northwesterly 180 feet to the southeasterly margin of Overlook Drive; thence with the margin of the same; southwesterly 70 feet to the beginning.

BEING the same property conveyed to James David Heins and Kelly Anne Witt, now known as Kelly W. Heins, by deed from Richard W. Kellams and wife, Susan R. Kellams of record in Book 7989, Page 393, Register's Office for Davidson County, Tennessee.

69025 IDENTIFICATION REFERENCE

DEC 1 10 24 AM '92 DAVIDSON COUNTY, TN

6456 12/01 0101 03CHECK 412.30

This is improved property, known as: 3207 Overlook Drive, Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of November, 1992.

James D. Heins
James D. Heins

Kelly W. Heins
Kelly W. Heins

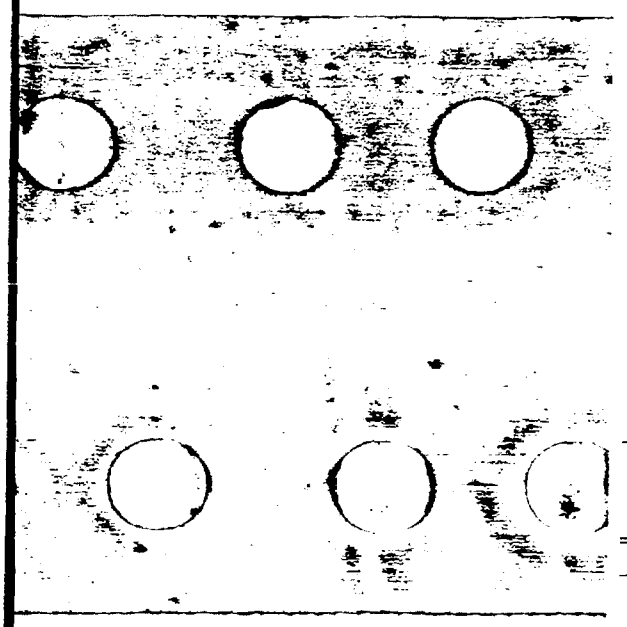
State of Tennessee
County of Davidson

On this 30th day of November, 1992, before me the undersigned authority, personally appeared **James D. Heins** and **Kelly W. Heins**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Sept 16, 1995

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

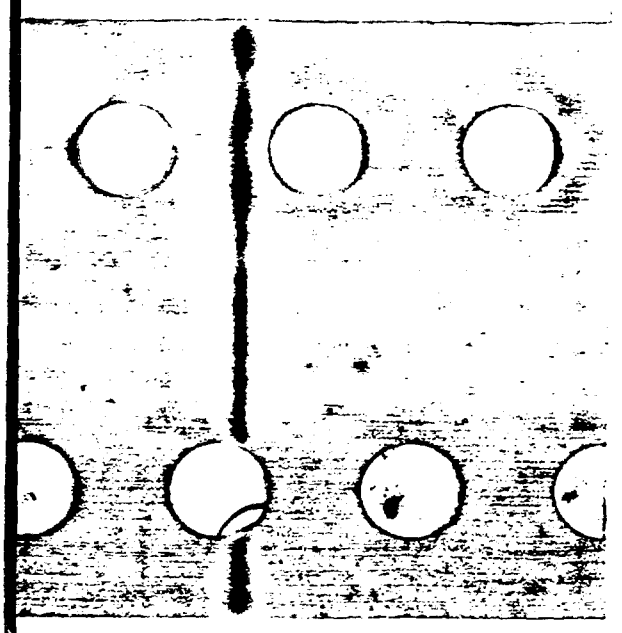
RECEIVED OF _____

FOR _____

BOOK 8799 PAGE 699

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 109000.00
CON TX 403.30
PRFEE 1.00
MDEED 8.00
TOTAL 412.30
CHECK 412.30

12/01/92 01 10:22 0001 6456

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69025.

IDENTIFI REFERENCE

Dec 1 10 24 AM '92

[illegible] REGISTER
DAVIDSON COUNTY, TN

No. 595723