FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF January, 1993.

Notary Public

MY COMMISSION EXPIRES: 7/24/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DONALD ARKOVITZ, Attorney, 332 White Bridge Road, Nashville, TN 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BEVERLY S. SMITH (NAME)	BEVERLY S. SMITH (NAME)	MAP NO.92.13
3327 Park Avenue (STREET ADDRESS OR ROUTE NUMBER)	3327 Park Avenue (STREET ADDRESS)	PAR NO.170.00
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37209 (CITY) (STATE) (ZIP)	11W--70695

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, I, WILLIAM L. JAMES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BEVERLY S. SMITH

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 Lot No. 8 on Block 11 Charlotte Park Second Addition to Nashville, Tennessee, of record in Book 57, page 160, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the southerly side of Park Avenue, formerly 1st Avenue and runs back between parallel lines with the easterly margin of 35th Avenue North, formerly Woodfin Street, 150 feet to an alley.

Being the same property conveyed to William L. James, individually, by deed from Steven Gerry Scudder and Sharon Scudder of record in Book 7297, page 944, Register's Office for Davidson County, Tennessee.

79306

IDENTIFICATION REFERENCE

JAN 4 1 54 PM '93

DAVIDSON COUNTY, TN

PICK-UP

2193 01/04 0101 03CHECK 155.15

unimproved ( )
This is improved (X) property, known as 3327 Park Avenue, Nashville, Tennessee 37209
(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 covenant 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 my hand this 4th day of January, 1993

William L. James
WILLIAM L. JAMES

STATE OF TENNESSEE }

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Personally appeared before me, THE UNDERSIGNED, a Notary Public In and for said County and State, the within named WILLIAM L. JAMES

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of January, 19 93.

Commission Expires 7/24/93

Notary Public

STATE OF TENNESSEE }
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Notary Public

Commission Expires _____

WARRANTY DEED

FROM

WILLIAM L. JAMES

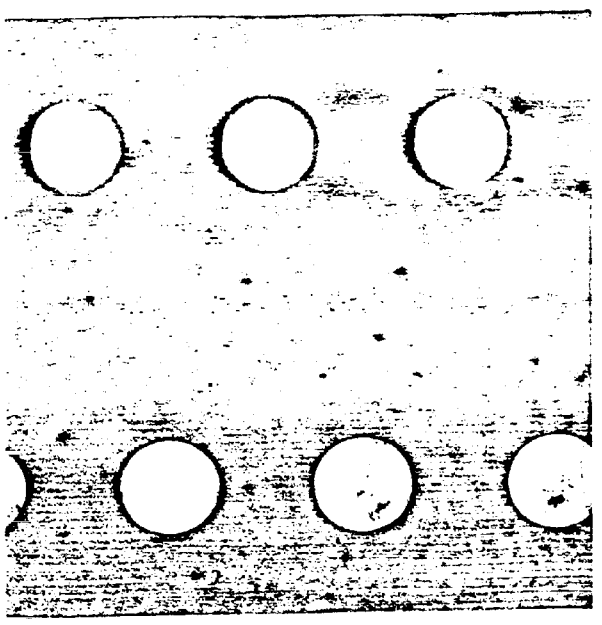
TO

BEVERLY S. SMITH

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.





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

ERR	CD
CAMT	39500.00
CON TX	146.13
CON TX	146.13-
CON TX	146.15
PRFEE	1.00
WDEED	8.00
TOTAL	155.15
CHECK	155.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0754/93 02 0353 0001 2193

7.9306.

IDENTIFICATION REFERENCE

JAN 4 1 54 PM '93

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 607015