File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 8876 PAGE 177

ADDRESS NEW OWNER:
Richard Wayne Smith and Mary Angela Smith
4832 Humber Drive
Nashville, TN 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Real Estate Financing, Inc.
P.O. Box 669
Montgomery, AL 36101-0669

MAP AND PARCEL:
MAP 147-8
PARCEL 61
05dw 04626

WARRANTY DEED

3025 03/01 0101 03CHECK 157.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Freeman A. Cushen and wife, Grace B. Cushen, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richard Wayne Smith and wife, Mary Angela Smith, as tenants by the entirety, 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:

BEING Lot 122, Section Two, Beverly Heights, as recorded in Book 2331, page 42, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Freeman A. Cushen and wife, Grace B. Cushen, by deed from Fred S. Cooper and wife, Helen S. Cooper of record in Book 3887, Page 579, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 2440, Page 199, said Register's Office.

This conveyance is subject to 30 foot minimum building setback line; 10 foot easement for public utility and drainage purposes along the rear and southwest lot line of record in Book 2331, Page 42, said Register's Office.

This is improved property known as 4832 Humber Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard Wayne Smith and wife, Mary Angela Smith, their heirs and assigns, forever; and we, Freeman A. Cushen and wife, Grace B. Cushen 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 26th day of February, 1993.

Freeman A. Cushen

Freeman A. Cushen

Grace B. Cushen

Grace B. Cushen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Freeman A. Cushen and wife, Grace B. Cushen the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, this the 26th day of February, 1993.

NOTARY PUBLIC

My Commission Expires: 11-3-96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 40,000.00.

X AFFIANT

Subscribed and sworn to before me this 26th day of February, 1993.

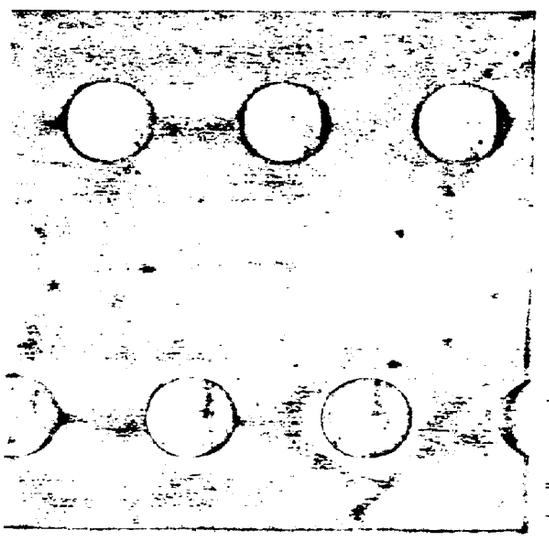
NOTARY PUBLIC
My Commission Expires:

96267

IDENTIFICATION REFERENCE

MAR 1 1 56 PM '93

DAVIDSON COUNTY, TN



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

BOOK 8876 PAGE 179

RECEIVED OF _____

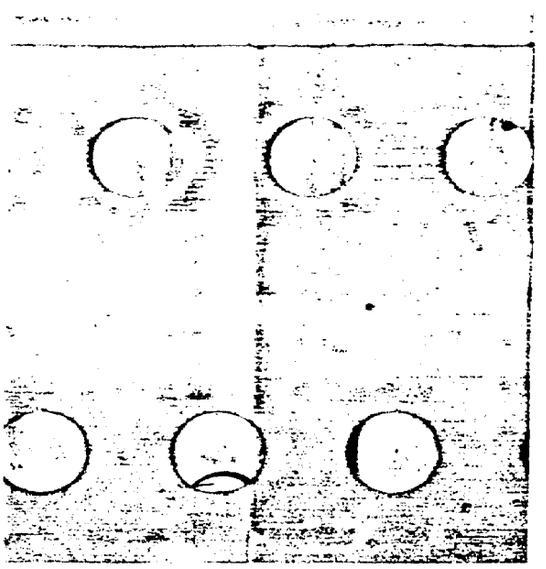
FOR _____

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	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	8.00
TOTAL	157.00
CHECK	157.00

03/01/93 01 13:54 0001 8025



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96267

IDENTIFI REFERENCE

MAR 1 1 55 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 625612