THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***67,900.00.

Timothy Edward Smith
Affiant

Subscribed and sworn to before me this 27th day of August, 1993.

Notary Public

My Commission Expires: 1-27-97

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
TIMOTHY EDWARD SMITH 205 S. 6th Street Nashville, TN 37206	SOUTHERN FINANCIAL, INC. 4825 Trousdale Drive Nashville, TN 37220	MAP 82-16 PARCEL 214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY SEVEN THOUSAND NINE HUNDRED AND 00/100 ($***67,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **WESLEY W. PETROUSKE, II and wife, JENNIFER PETROUSKE and TODD WALKER, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY EDWARD SMITH** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the northerly 50.0 feet of the westerly 40.0 feet of Lot No. 89 and the northerly 50.0 feet of Lot No. 90 on the plan of Henry Blood's Addition to Edgefield, now East Nashville, of record in Book 21, page 5, Register's Office for Davidson County, Tennessee.

SAID parts of Lots Nos. 89 and 90 front together 50.0 feet on the easterly side of South 6th Street and run back 93.0 feet between parallel lines with the southerly margin of an alley to an alley at the rear.

BEING the same property conveyed to Wesley W. Petrouske, II and wife, Jennifer Petrouske and Todd Walker and wife, Carla Walker, by deed from the Secretary of Veterans Affairs of record in Book 8605, page 6, Register's Office for Davidson County, Tennessee. The said Todd Walker and Carla Walker having since divorced and Todd Walker having since married and Carla Walker having since married and is now known as Carla S. Phillips. Carla S. Phillips having since conveyed all her right, title and interest in subject property to Todd Walker by Quitclaim Deed of record in Book , page , Register's Office for Davidson County, Tennessee.

PATRICIA EMORY-WALKER, spouse of Todd Walker, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 205 S. 6th Street, Nashville, Tennessee 37206.

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, his heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of Henry Blood's Addition to Edgefield of record in Book 21, page 5, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 25th day of August, 1993.

WESLEY W. PETROUSKE, II

TODD WALKER by Wesley W. Petrouske ATT'Y IN FACT

JENNIFER PETROUSKE

PATRICIA EMORY-WALKER by Wesley W. Petrouske ATT'Y IN FACT

56962

ENTIF. ↑ REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WESLEY W. PETROUSKE, II and JENNIFER PETROUSKE, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal this 25th day of August, 1993.

Notary Public

My Commission Expires: 1-23-94

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE MITCHELL A. WATTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WESLEY W. PETROUSKE, II, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Grantors, and acknowledged that he executed the same as the free act and deed of the said TODD WALKER and PATRICIA EMORY-WALKER.

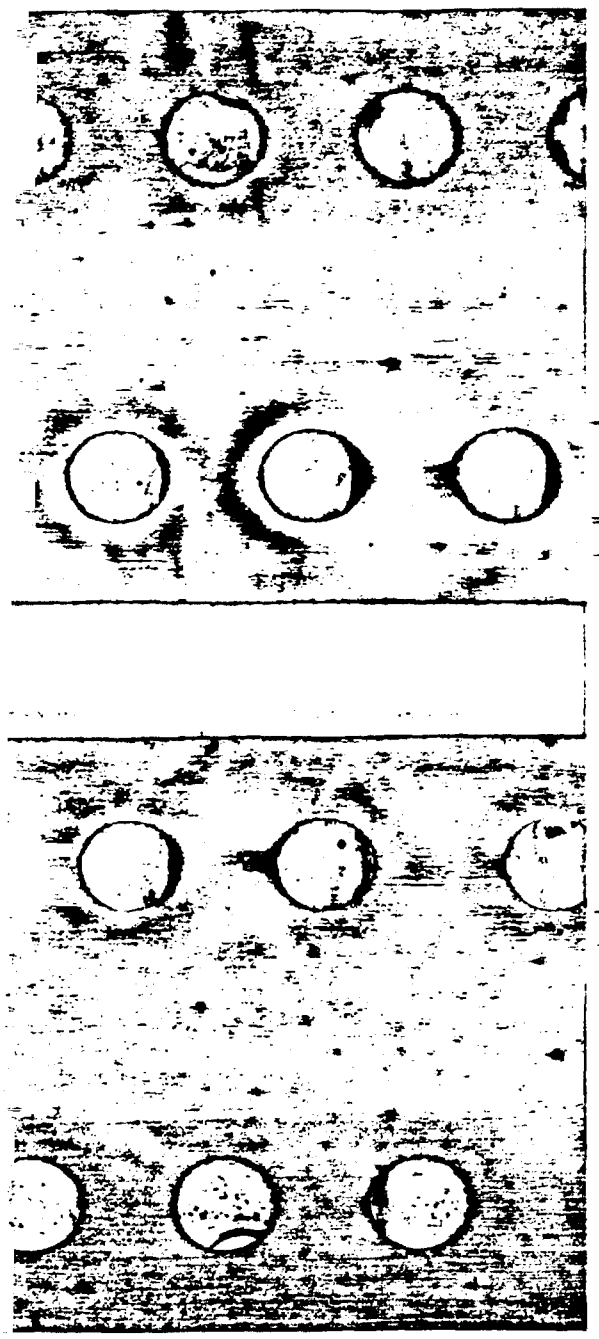
WITNESS my hand and official seal this 25th day of August, 1993.

Notary Public

My Commission Expires: 1-23-94

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE MITCHELL A. WATTS

0101 03/CHECK 260.23



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9061 PAGE 553

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	67900.00
			CON TX	251.23
			PRFEE	1.00
			WDEED	8.00
			TOTAL	260.23
			CHECK	260.23
08/30/93	01	09:40	0001	5150

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56962
IDENTIF. ↑ REFERENCE

93 AUG 30 AM 9:40

REGISTER
DAVIDSON COUNTY, TN

No. 691435