STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October, 19 93

Notary Public

MY COMMISSION EXPIRES: 11/26/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew M. Smith (NAME)	BarclaysAmerican/Mortgage (NAME)	27W 154690
1420 Benjamin Street (ADDRESS)	5032 Parkway Plaza Blvd., Bldg.8 (ADDRESS)	83-2-139
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Charlotte, NC 28217 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Charles Thomas Lentz, Jr., Annie Louise Lentz Johnson, Mattie Lee Lentz Gaskill, Alice Boyde Lentz Downing and Jewel Lentz Brooks, only heirs-at-law of Carrie Gray Lentz, deceased HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew M. Smith and wife, Brenda F. 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. 19 on the Map of the Subdivision of part of The Weakley Home Place, of record in Book 421, page 36, Register's Office for said County.

Said Lot No. 19 fronts 50 feet on the southerly side of Benjamin Avenue and runs back between parallel lines 133 feet on the west line and 132.5 feet on the east line to a 15-foot alley in the rear on which it measures 50 feet, more or less.

Being the same property conveyed to C. T. Lentz and wife, Carrie Gray Lentz, and daugher, Alice Boyd Lentz, by deed from R. J. Whiteside and wife, Minnie A. Whiteside, of record in Book 1324, page 27, Register's Office for Davidson County, Tennessee. The said Alice Boyd Lentz Downing and husband, Richard E. Downing, conveyed all their right, title and interest in subject property to C. T. Lentz and wife, Carrie Gray Lentz, by deed of record in Book 2272, page 557, Register's Office for said County. The said Carrie Gray Lentz having since died testate, with the said C. T. Lentz having predeceased her, and pursuant to the Last Will and Testament of Carrie B. Lentz (being the same person as Carrie Gray Lentz), subject property was devised to her children living at the time of her death, being Charles Thomas Lentz, Jr., Annie Louise Lentz Johnson, Mattie Lee Lentz Gaskill, Alice Boyde Lentz Downing and Jewel Lentz Brooks.

Peggy S. Lentz, spouse of Charles Thomas Lentz, Jr.; Boyd M. Johnson, spouse of Annie Louise Lentz Johnson; Richard E. Downing, spouse of Alice Boyde Lentz

CONTINUED

unimproved ( )
This is improved (X) property, known as 1420 Benjamin Street, Nashville, TN 37206
(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 19th day of October 19 93

Charles Thomas Lentz, Jr.

Annie Louise Lentz Johnson

By: Charles Thomas Lentz, Jr., Attorney-In-Fact

(CONTINUED - SEE PAGE 2 for ADDITIONAL SIGNATURES)

LEGAL DESCRIPTION CONTINUATION

Downing; and Ebon Wilson Brooks, spouse of Jewel Lentz Brooks; join in this conveyance for the express purpose of relinquishing all marital rights they may have in subject property now or in the future.
The said Mattie Lee Lentz Gaskill being unmarried.

ADDITIONAL SIGNATURES:

Mattie Lee Lentz Gaskill
Mattie Lee Lentz Gaskill

Alice Boyd Lentz Downing
Alice Boyd Lentz Downing

Jewell Lentz Brooks
Jewel Lentz Brooks

Peggy S Lentz
Peggy S. Lentz

By: Charles Thomas Lentz Jr atty in fact
Charles Thomas Lentz, Jr., Attorney-in-Fact

Richard E Downing
Richard E. Downing

By: Charles Thomas Lentz Jr. atty in fact
Charles Thomas Lentz, Jr., Attorney-in-Fact

Ebon Wilson Brooks
Ebon Wilson Brooks

By: Charles Thomas Lentz Jr atty in fact
Charles Thomas Lentz, Jr., Attorney-in-Fact

Boyd M. Johnson
Boyd M. Johnson

By: Charles Thomas Lentz Jr. atty in fact
Charles Thomas Lentz, Jr., Attorney-in-Fact

BOOK 9146 PAGE 690

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 Charles Thomas Lentz, Jr., Mattie Lee Lentz Gaskill, Alice Boyd Lentz Downing and Jewel Lentz Brooks

the bargainor s, 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 at Goodlettsville, Tennessee, this 19th day of October, 19 93.

Commission expires 11/26/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

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 CHARLES THOMAS LENTZ, JR., to me known to be the person who executed the foregoing instrument in behalf of ANNIE LOUISE LENTZ JOHNSON, BOYD M. JOHNSON, PEGGY S. LENTZ, RICHARD E. DOWNING AND EBON WILSON BROOKS, and acknowledged that he executed the same as the free act and deed of the said ANNIE LOUISE LENTZ JOHNSON, BOYD M. JOHNSON, PEGGY S. LENTZ, RICHARD E. DOWNING, AND EBON WILSON BROOKS.

Witness my hand and seal at Goodlettsville, Tennessee, this 19th day of October, 1993.

NOTARY PUBLIC

MY commission expires: 11/26/94

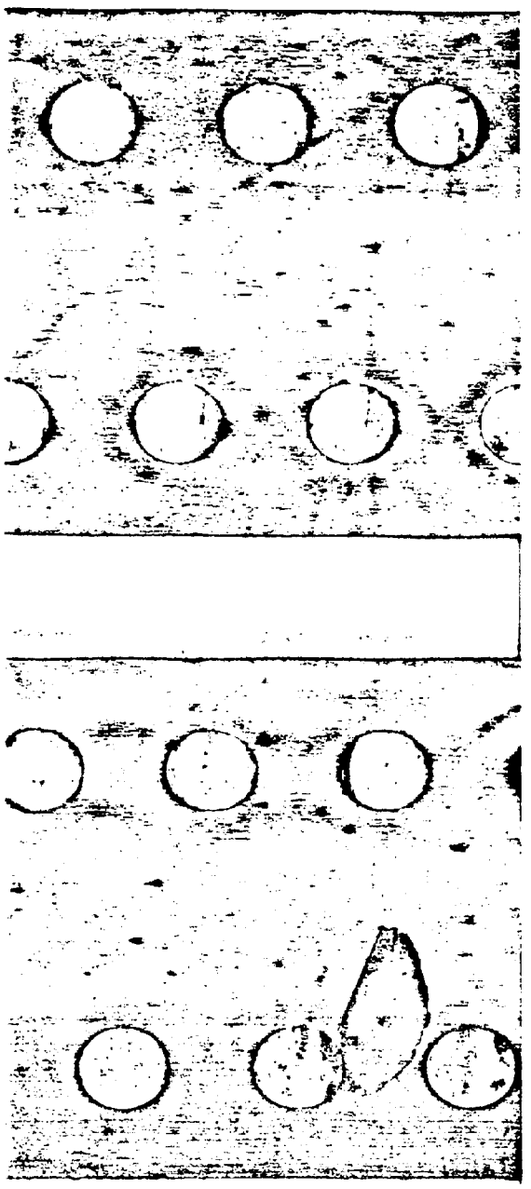
6538 11/09 0101 03CHECK 192.45

84031

IDENTIFICATION REFERENCE

93 NOV -9 PM 4:07

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 9146 PAGE 691

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 48500.00
				CON TX 179.45
				PRFEE 1.00
				WDEED 12.00
				TOTAL 192.45
				CHECK 192.45
11/09/93	01			16:08 0001 6538

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84031
IDENTIF. & REFERENCE

93 NOV -9 PM 4:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 720344