WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Woodard and Lincoln
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $21,536.00.

Leslie C. Smelser
Affiant

Sworn to and subscribed before me on this the 22 day of November, 1993.

Curtis M. Lincoln
NOTARY PUBLIC
My Commission Expires: 2-22-97

MORTGAGEE:

Temple Inland Mortgage Corporation
301 Congress, P.O. Box 40
Austin, TX 78767

Address New Owner:	Send Tax Bills to:	Map-Parcel
LESLIE C. SMELSER	Temple Inland Mtge.	106/14/71
1987 Lavergne Court	P.O. Box 40	
Nashville, TN	Austin, TX 78767	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE and other good and valuable consideration the receipt of which is hereby acknowledged, **ITT FINANCIAL SERVICES**, hereinafter called the GRANTOR, has bargained and sold and by these presents, does transfer and convey unto **LESLIE C. SMELSER**, hereinafter called GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 77 on the plan of Raymond Heights, of record in Plat Book 1424, page 141, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to ITT Financial Services by Trustee's Deed from Kevin S. Key, Substitute Trustee, of record in Book 8719, page 874, Register's Office for Davidson County, Tennessee.

This is improved property known as 1987 Lavergne Court, Nashville, Tennessee.

THIS PROPERTY IS SOLD IN "AS IS" CONDITION.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 the 16th day of November, 1993, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ITT FINANCIAL SERVICES

BOOK 9164 PAGE 981

BY: K.L. Burns

ITS: Vice President

STATE OF Minnesota

COUNTY OF Hennepin

BEFORE ME, undersigned, a Notary Public of the State and County aforesaid, personally appeared K.L. Burns **with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself/herself to be** Vice President **or other officer authorized to execute the instrument of ITT FINANCIAL SERVICES, the within named bargainor, a corporation, and that** K.L. Burns **, as such** Vice President **executed the foregoing instrument for the purposes contained, by signing the name of the corporation by himself/herself as** Vice President **.**

WITNESS my hand and official seal at Minneapolis, Minnesota **, this the** 16 **day of November, 1993.**

SUSAN T. HULKE
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
MY COMMISSION EXPIRES SEPT 15, 1994

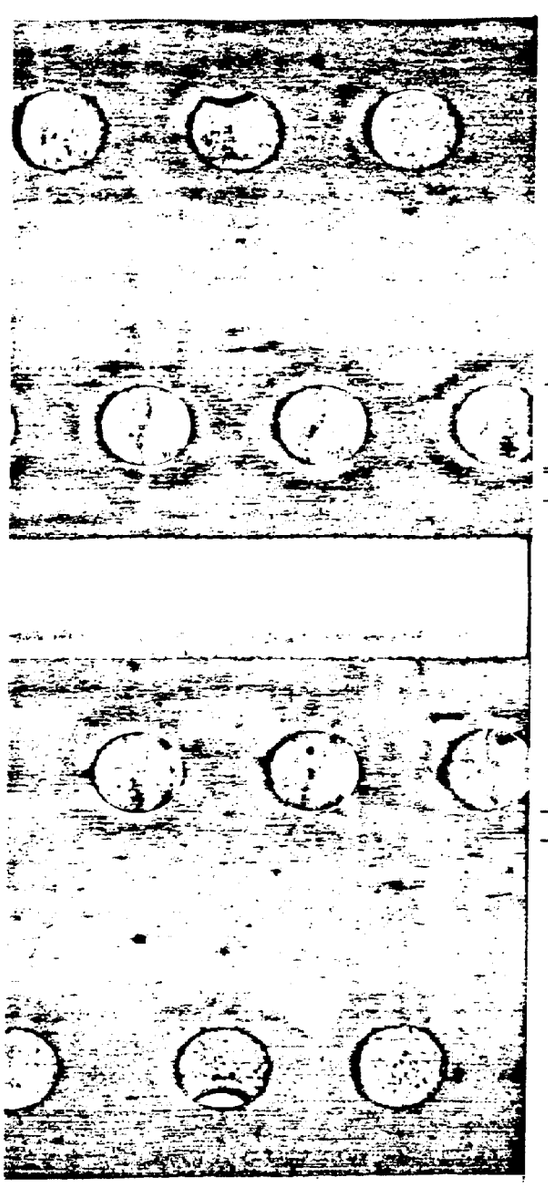
Susan T. Hulke **NOTARY PUBLIC**

My commission expires: 9-15-94

3103 11/29 0101 03CHECK 88.55

90020
IDENTIF. & REFERENCE

93 NOV 29 AM 11:44
FELIX ... REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR BOOK 9164 PAGE 982

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 21536.14	
			CON TX 79.55	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 88.55	
			CHECK 88.55	
			BANK	
11/29/93	01	11:45	0001	3103

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90020 IDENTIF. # REFERENCE

93 NOV 29 AM 11:44

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 726816