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

File Box 24

ADDRESS NEW OWNER:
Amy E. Rice and Mary E. Story
1321 Mars Drive
Nashville, Tennessee

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 120-2
PARCEL 137
2DA58285

WARRANTY DEED

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, James Roscoe Smith and wife, Joan Smith hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Amy E. Rice and Mary E. Story, 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 No. 76, on the Plan of Stardust Acres, of record in Plat Book 1424, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to James Roscoe Smith and wife Joan Smith, by deed from Corda Watters Smith, a widow of record in Book 5889, Page 561, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

The Plan of record in Plat Book 1424, page 92 said Register's Office, shows an Owner's Certificate, a 40 foot minimum building setback line from Mars Drive, and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

Taxes for 1993 have been pro-rated and paid.

This is improved property known as 1321 Mars Drive, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Amy E. Rice and Mary E. Story, their heirs and assigns, forever; and we, James Roscoe Smith and wife, Joan Smith 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 10th day of December, 1993.

James Roscoe Smith

Joan Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James Roscoe Smith and wife, Joan Smith 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, Tennessee, this the 10th day of December, 1993.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 48,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of December, 1993.

NOTARY PUBLIC

My Commission Expires: 3/22/97

97108

IDENTIF. & REFERENCE

93 DEC 15 PM 3:04

FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

4432 12/15 0101 03CHECK 185.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9187 PAGE 855

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	48000.00
			CON TX	177.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	186.60
			CHECK	186.60

12/15/93 01 15:04 0001 4432

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97108
IDENTIFICATION REFERENCE

93 DEC 15 PM 3:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 734428