BOOK 9231 PAGE 60

STATE OF TENNESSEE
COUNTY OF DAVIDSON

94-845

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January, 19 94

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 7/23/94

Mail

THIS INSTRUMENT WAS PREPARED BY

Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Richards	Smith Realty Interests, L.P.	52-1-A-133CO
(NAME)	(NAME)	
133 Coventry Woods	2100 West End Ave.,Ste.950	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN. 37115	Nashville, TN. 37203	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Thomas S. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby Richards and wife, Curletha Richards

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 Unit 133 on the Plan of Coventry Woods, Phase 1, of record in Plat Book 6200, page 200, and more specifically set out in Exhibit A of record in Book 6966, page 370, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the part of same property conveyed to Thomas S. Smith by deed from Coventry Woods Group Joint Venture, filed of record in Book 9115, page 144, Register's Office for Davidson County, Tennessee.

Jane M. Smith, spouse of the said Grantor, joins in this deed for the purpose of conveying any interest she may have in the said property.

3855 01/27 0101 03CHECK 190.30

This is unimproved property known as 133 Coventry Woods, Madison, TN. 37115

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 his hand this 26th day of January, 19 94.

Thomas S. Smith

Jane M. Smith by Thomas S. Smith Atty-in-Fact

JANE M. SMITH, by Thomas S. Smith, Attorney-in-Fact, Power of Attorney recorded in Book 9172, page 819, Register's Office for Davidson County, Tennessee

94-845

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9231 PAGE 61

Personally appeared before me, ~~Janie L. Duree~~ Barbara Campbell, a Notary Public in and for said County and State, the within named Thomas S. Smith

Thomas S. Smith

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 26th day of January, 19 94.

My commission expires ~~1/29/94~~ 5-24-97

Barbara L. Campbell
Notary Public ~~Janie L. Duree~~
Barbara Campbell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Thomas S. Smith, to me known to be the person who executed the foregoing instrument on behalf of Jane M. Smith, and who acknowledged that he/she executed the same as the free act and deed of the said Jane M. Smith.

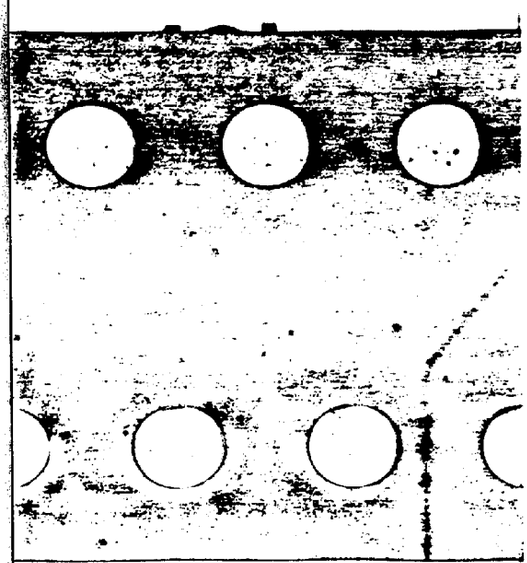
Witness my hand and official seal at Nashville, Tennessee, this 26th day of January, 19 94.

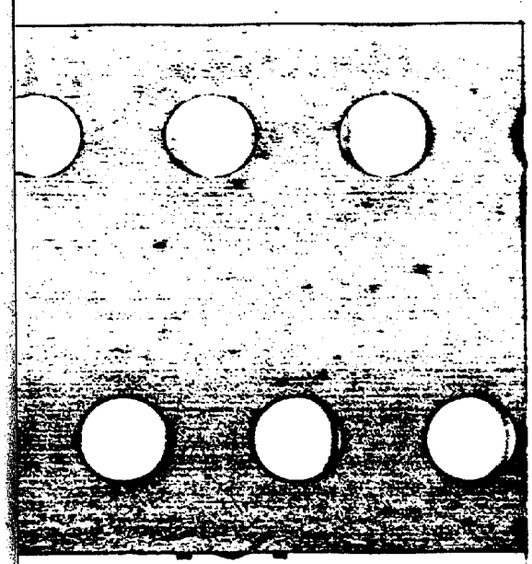
Barbara L. Campbell
NOTARY PUBLIC

My Commission Expires: 5-24-97.

11449
IDENTIF. & REFERENCE

94 JAN 27 AM 9:07
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9231 PAGE 62

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 49000.00
CON TX 181.30
PRFEE 1.00
WDEED 8.00
TOTAL 190.30
CHECK 190.30

01/27/94 01 09:08 0001 3855

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11449
IDENTIF. ↑ REFERENCE

94 JAN 27 AM 9:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 749788