FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February, 1994.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

ARTHUR K. LOWEN, ATTORNEY, 201 4TH AVE. NORTH, NASHVILLE, TN 37219

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
S. DOUGLAS SMITH (NAME)	New Owner (NAME)	Map 118-7
2799 Bransford Ave. (STREET ADDRESS OR ROUTE NUMBER)	(No Mortgage) (STREET ADDRESS)	Par. 116
Nashville, TN. 37204 (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 MELVIN H. GOLDMAN (UNMARRIED)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO S. DOUGLAS 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 of Block A, Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the north margin of West Iris Drive, at the corner of Lot Nos. 18 and 19, thence with the line between said lots, northerly 130 feet to a point; thence easterly 104 feet to the west margin of Bransford Avenue; thence with the margin of the same, southerly 111.3 feet to the beginning of a curve; thence around said curve, southwesterly, having a radius of 20 feet, a distance of 18.08 feet to a point in the north margin of West Iris Drive; thence with the margin of said Drive, westerly 75.92 feet to the point of beginning.

Being the same property conveyed to Melvin H. Goldman, by deed from Hugh D. Stradling and wife, Zola W. Stradling, of record in Book 6970, page 718, said Register's Office.

The above description is the same as contained in the previous deed of record, no boundary survey having been made in connection with this conveyance.

3582 02/08 0101 03CHECK 305.00

This is (unimproved / improved X) property, known as 2799 Bransford Avenue (House Number) (Street) (P O Address) Nashville, Tennessee 37204 (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 4th day of February, 1994

Melvin H. Goldman

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, Arthur K. Lowen, a Notary Public in and for said County and State, the within named Melvin H. Goldman

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 7th day of February, 19 94.

Notary Public

Commission Expires 7/7/97

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

MELVIN H. GOLDMAN

TO

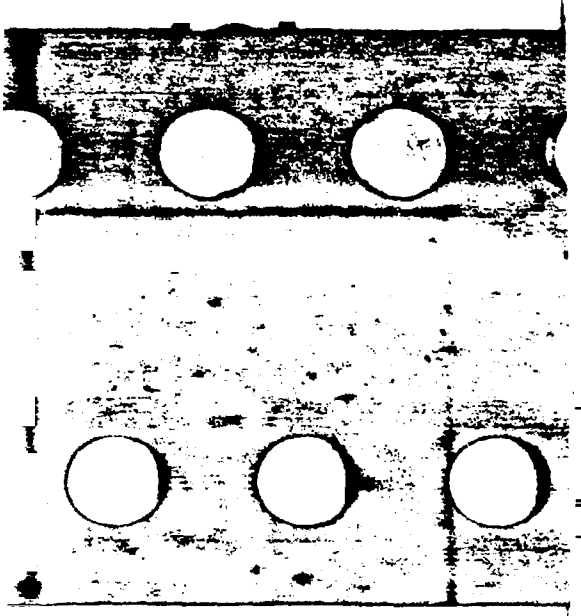
S. DOUGLAS SMITH

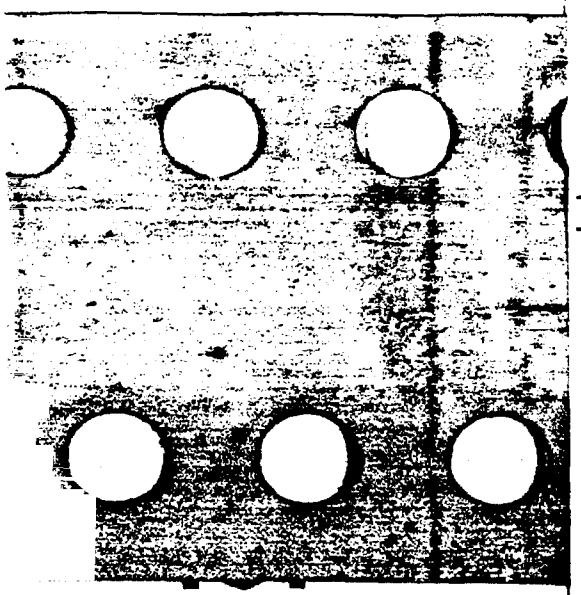
15930

IDENTIF. & REFERENCE

94 FEB -8 AM 8:27

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
TOTAL 305.00
CHECK 305.00

02/08/94 01 08:27 0001 3582

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15930
IDENTIF. ↑ REFERENCE

94 FEB -8 AM 8:28

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

No. 754340