PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 34756)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 148000.00

Affiant

Sworn and subscribed before me this 25th day of February, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	**RESPONSIBLE FOR PAYMENT OF TAXES:**	**MAP-PARCEL NUMBERS**
J. Michael Smallcombe 3613 Meadowbrook Avenue Nashville, Tennessee 37205	GMAC Mortgage Corporation 8360 Old York Road Elkins Park, PA 19117-1590	104-05-276

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Larry Ben Gullage, Jr. and spouse, Mary Margaret Gullage,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **J. Michael Smallcombe, a single person,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

LAND in Davidson County, Tennessee, being Lot No. 450 and the easterly part of Lot No. 449 on the plan of The Richland Realty Company's Division "C" as of record in Plan Book 421, page 31, Register's Office for Davidson County, Tennessee.

SAID Lot No. 450 and the westerly part of Lot No. 449 fronts 60 feet on the southerly margin of Meadowbrook Avenue and extends back 301 feet on the easterly line and 325 feet on the westerly line to a dead line (alley) in the rear measuring 72.3 feet thereon.

BEING the same property conveyed to Larry Ben Gullage, Jr. and wife, Mary Margaret Gullage by deed from Michael Montanari and wife, Rebecca A. Montanari of record in Book 8979, page 663, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to a 20 foot easement for storm sewer and/or sanitary sewer purposes with a temporary easement for construction purposes lying 10 foot adjacent, parallel and on either side, of record in Book 5149, page 198, said Register's Office, any and all matters shown on the herein referenced Plan of record in said Register's Office and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 3613 Meadowbrook Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of February, 1994.

Larry Ben Gullage, Jr.

Mary Margaret Gullage

State of Tennessee
County of Davidson

On this 25th day of February, 1994, before me the undersigned authority, personally appeared **Larry Ben Gullage, Jr.** and **Mary Margaret Gullage,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

Notary Public

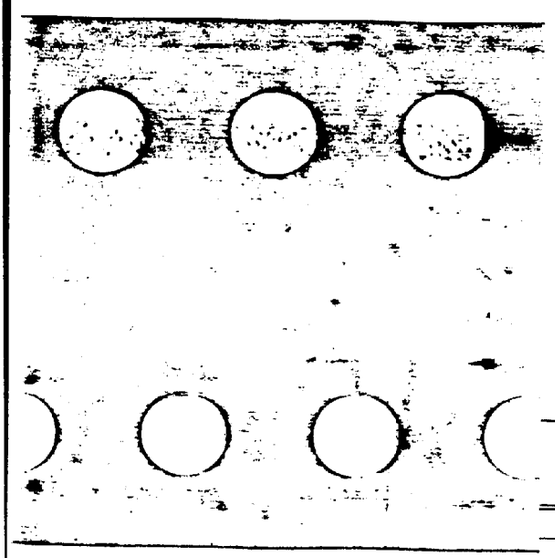
22915

IDENTIFICATION REFERENCE

94 MAR -2 AM 10:43

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

5550 03/02 0101 03CHECK 556.60



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

RECEIVED OF _____

FOR _____

BOOK 9264 PAGE 743

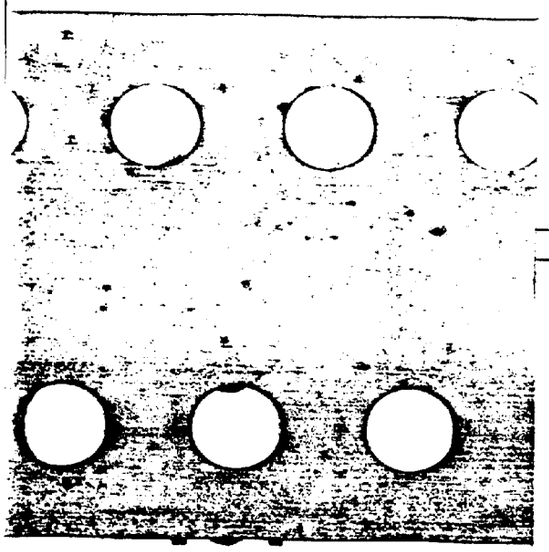
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
148000.00
CON TX 547.60
PRFEE 1.00
WDEED 8.00
TOTAL 556.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 556.60

03/02/94 01 10:44 0001 6550



22915

IDENTIFICATION REFERENCE

94 MAR -2 AM 10:44

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

No. 761985