This document prepared by:
Joseph B. Pitt, Jr., Atty.
First American Center
Nashville, TN 37237
Box 35 00273333

BOOK 9523 PAGE 771

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven M. Smithing	Mortgage Service America Company	MAP 150-8
(NAME)	(NAME)	
1117 Sebetha Court	1650 Tysons Boulevard	PARCEL 67
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	McLean, VA 22102	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Steven M. Smithing and wife, Joleyn A. Smithing and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

3477 04/26 0101 03CHECK 397.50

John A. Garrett and wife Darlene H. Garrett

have this day bargained and sold, and do hereby transfer and convey unto the said Steven M. Smithing and wife, Joleyn A. Smithing

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 493, on the Plan of Towne Village of the Country, Section 5, of record in Plat Book 6250, pages 783 and 784, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John A. Garrett and wife, Darlene H. Garrett, by deed from Robert Alex Jones, Jr. and wife, Karen Jones, of record in Book 8554, page 36, said Register's Office.

94 APR 26 PM 2:42

43126

IDENTIFICATION REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 105,000.00

Subscribed and sworn to before me this the 25th *day of* April, 19 94

My commission expires 11-10-97

(Affix Seal) *Notary Public*

unimproved ( )
This is improved (X) property, known as 1117 Sebetha Court, Antioch, TN 37013
(House Number) *(Street)* *P.O. Address* *(City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 25th *day of* April, *19* 94, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John A. Garrett

John A. Garrett

Darlene H. Garrett

Darlene H. Garrett

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9323 PAGE 772

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* John A. Garrett, and wife, Darlene H. Garrett

the within named bargainor s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at Nashville, *Tennessee, this* 25th *day of* April, 1994

NOTARY PUBLIC

Commission expires 11-10-97 *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, 19____

_____ *Notary Public*

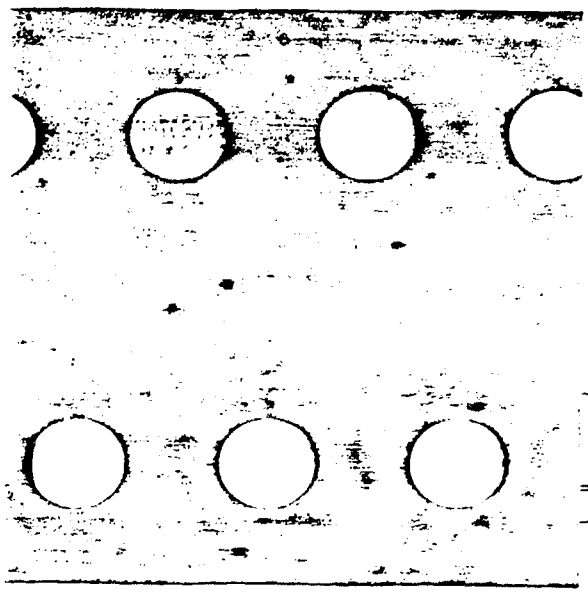
Commission expires _____

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor – First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9323 PAGE 773

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	105000.00
			CON TX	388.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	397.50

CHECK 397.50
04/26/94 01 14:43 0001 8477

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43126
IDENTIF. & REFERENCE

94 APR 26 PM 2:42

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

No. 783606