BOOK 9344 PAGE 903

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
6th DAY OF May 19 94

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, Tennessee 37201 File #32350

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon L. Fessenden (NAME)	First American National Bank (NAME)	MAP 26-7
108 Champney Court (ADDRESS)	First American Center (ADDRESS)	PARCEL 7
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	GO 20406

FOR AND 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, Joseph F. Smith and wife, Mildred L. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharon L. Fessenden, unmarried

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. 52 on the Plan of Windsor Green, Phase I, Section 11, of record in Book 6250, page 45, Register's Office for said County, to which plan reference is hereby made for a complete legal description thereof.

BEING the same property conveyed to Joseph F. Smith and wife, Mildred L. Smith by deed from Randall Phillips Builders, Inc., of record in Book 7033, Page 413, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

5946 05/13 0101 03CHECK 231.00

499711
IDENTIFICATION REFERENCE
94 MAY 13 PM 2:42
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is unimproved ( ) improved (X) property, known as 108 Champney Court, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (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 our hand s this 6th day of May, 19 94

Joseph F. Smith by Donna Smith Conv.
Joseph F. Smith

Mildred L. Smith by Donna Smith Atty in Fact
Mildred L. Smith

BOOK 9344 PAGE 904

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph F. Smith and wife, Mildred L. Smith

the 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 6th day of May 19 94.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, Alan D. Mazer, a Notary Public within and for the State and County aforesaid, personally appeared Donna Smith with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the Conservator and _____ respectively of the Estate of Joseph F. Smith, Jr. the within named bargainor, and that she as such Conservator and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Donna Smith as such Conservator, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 6th day of May 19 94.

My commission expires 7/23/94

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 6th day of May, 1994, before me personally appeared Donna Smith, to be known to the person who executed the foregoing instrument in behalf of Mildred L. Smith as his/her/their attorney-in-fact, and acknowledged that he/she/they executed the same as the free act and deed of the said Mildred L. Smith, as though he/she/they personally had acted.

WITNESS my hand and official seal at Nashville, TN, This the 6th day of May, 1994.

NOTARY PUBLIC

My Commission Expires: 7/23/94

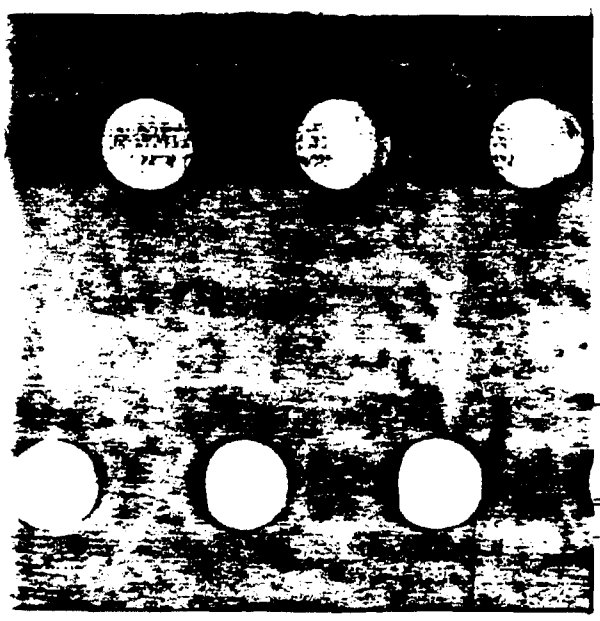
WARRANTY DEED

FROM
Joseph F. Smith and wife, Mildred L. Smith

TO
Sharon L. Fessender

RETURN TO:
Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, Tennessee 37201 File

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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

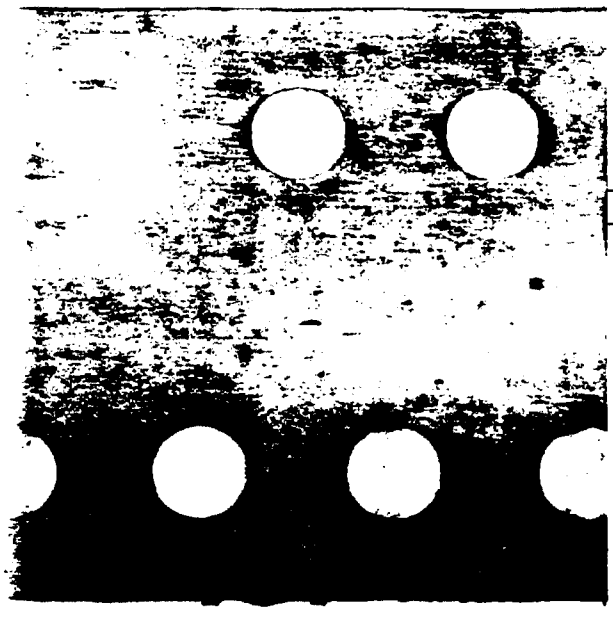
BOOK 9344 PAGE 905

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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00

05/13/94 01 14:42 0001 5946



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49971
IDENTIFICATION REFERENCE

94 MAY 13 PM 2:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 790978