FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,500.00

Carlos E. Melendez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF June, 19 94

Notary Public

MY COMMISSION EXPIRES: March 25, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos E. Melendez (NAME)	Norwest Mortgage, Inc. (NAME)	MAP 75-4
504 Augusta Drive (ADDRESS)	P. O. Box 31728 (ADDRESS)	PARCEL 125
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Charlotte, NC 28231 (CITY) (STATE) (ZIP)	04D65102

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, Agnes Rivers Crittenden, Executrix of the Estate of Sara Rivers Smith,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carlos E. Melendez and wife, Miriam E. Lopez

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 Lot No. 406, on the plan of Section Six, Tulip Grove, of record in Plat Book 4460, Page 19, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Elmer S. Smith and wife, Sara R. Smith by deed from Clifton E. Kerr and wife, Cathy S. Kerr, of record in Book 4738, Page 37, Register's Office for said County. The undersigned received all of Sara Rivers Smith interest in the real estate described above by the decedent's Last Will. The undersigned is the ~~daughter~~ SISTER of the decedent and her heir at law. Said Last Will of Sara Rivers Smith was admitted to probate in the Probate Court for Davidson County, Tennessee, on December 21, 1993, Probate No. 93P-1745. The said Sara R. Smith, deceased, was an unmarried person at her death, her husband having predeceased her.

This conveyance is subject to Restrictive Covenants of record in Book 4511, Page 994, Register's Office for said County.

63428

IDENTIF. & REFERENCE

94 JUN 22 AM 9:06

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 504 Augusta Drive, Hermitage, TN 37076
(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 my hand this 21st day of June 19 94

Agnes Rivers Crittenden

Agnes Rivers Crittenden

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 Agnes Rivers Crittenden

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained Witness my hand and official seal at Nashville, _____, Tennessee, this 21st day of June, 1994

Commission expires March 25, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

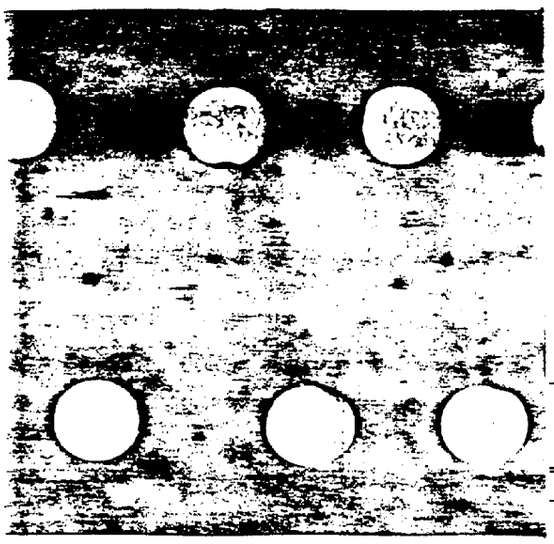
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

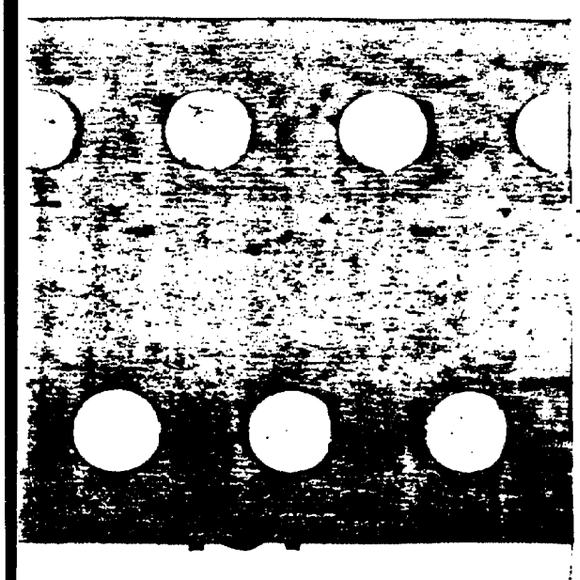
My commission expires _____

Notary Public

8668 06/22 0101 03CHECK

336-45





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9385 PAGE 73

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 88500.00
				CON TX 327.45
				PRFEE 1.00
				MDEED 8.00
				TOTAL 336.45
				CHECK 336.45
06/22/94	01	09:06	0001	8668

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63428
IDENTIF. ↑ REFERENCE

94 JUN 22 AM 9:06
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 805385