File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9389 PAGE 745

ADDRESS NEW OWNER:
Scott F. Evans and Jenifer R. Evans
214 Lucky Drive
Nashville, TN 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
National Mortgage Company
4041 Knight Arnold Road
Memphis, TN 38118

MAP AND PARCEL:
MAP 148-1
PARCEL 37
5DU04469

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Candace Sue Johnson, Executrix of The Estate of James O. Smith hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Scott F. Evans and wife, Jenifer R. Evans, as tenants by the entirety , 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 217, Hillbrook, Section 2, as recorded in Book 3300, page 12, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James O'Donnell Smith , by deeds of record in Book 3342, Page 499, and Book 8021, page 980, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

The executrix joins herein for the purpose of warranting to the grantee that she shall defend this estate for all taxes and debts whatsoever.

This conveyance is subject to restrictions of record in Book 3277, Page 482, amended in Book 3286, page 375, said Register's Office.

This conveyance is subject to minimum building setback lines and public utility easement of record in Book 3300, Page 12, said Register's Office.

This is improved property known as 214 Lucky Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Scott F. Evans and wife, Jenifer R. Evans, their heirs and assigns, forever; and we, Candace Sue Johnson, Executrix of The Estate of James O. Smith 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 shall include the plural, the plural the

singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24th day of June, 1994. BOOK 9389 PAGE 746

Candace Sue Johnson, Executrix of The Estate of James O. Smith

Candace Sue Johnson, Exetx
Candace Sue Johnson, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Candace Sue Johnson, as Executrix of The Estate of James O. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the of the maker, or a constituent of the maker , and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of June, 1994.

Jimmy K Mabry
NOTARY PUBLIC

My Commission Expires: 11/3/96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 78,900.00.

Affiant F. Eason
AFFIANT

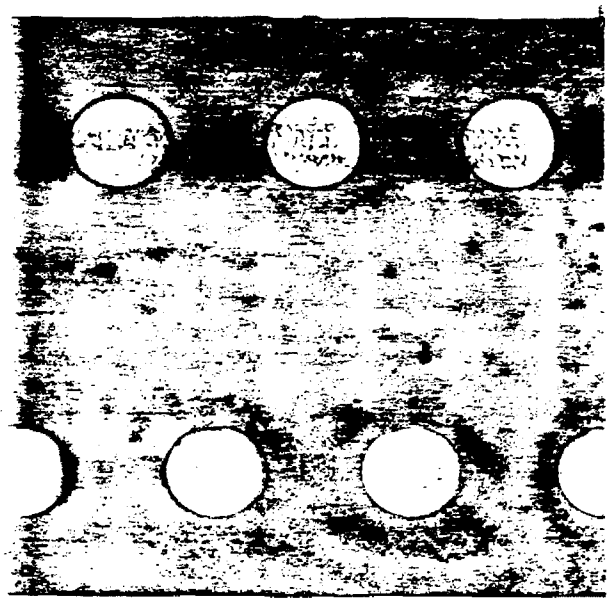
Subscribed and sworn to before me this 24th day of June, 1994.

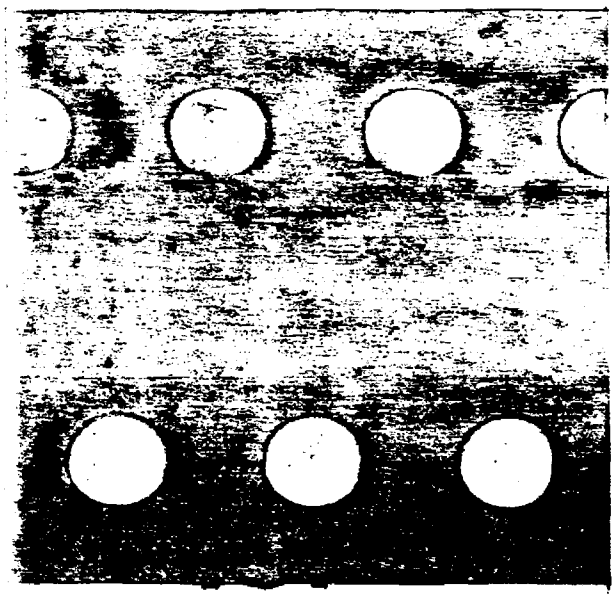
Jimmy K Mabry
NOTARY PUBLIC
My Commission Expires: 11/3/96

65274
IDENTIF. & REFERENCE

94 JUN 27 PM 3:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0716 06/27 0101 03CHECK 300.93





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9389 PAGE 747

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
			CHMT	78900-00
			CON TX	291-93
			PRFEE	1-00
			WDEED	8-00
			TOTAL	300-93
			CHECK	300-93
06/27/94	01	15:09	0001	0716

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65274
IDENTIF. ↑ REFERENCE

94 JUN 27 PM 3:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 807398