This instrument prepared by: **Vicky V. Klein, Attorney at Law**
509 Lentz Drive
P. O. Box 608
Madison, Tennessee 37116-0608

mail

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

3250 07/05 0101 03CHECK 112.60

The actual consideration or value, whichever is greater, for this transfer is $28,000.00.

Melvin H Smalley
AFFIANT

Subscribed and sworn to before me, this 28th day of June, 1994.

NOTARY PUBLIC

My commission Expires: 1/25/95.

ADDRESS NEW OWNER(S)	SEND TAX BILLS	MAP & PARCEL
Melvin H. Smalley, et ux	SAME	51-12
1054 OLD LOCK A ROAD		75
CHARLOTTE, TN 37036		

For and in 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, LON L. HOY and FRANK N. HOY, hereinafter called the Grantors, have bargained and sold, and by the presents do transfer and convey unto MELVIN H. SMALLEY and wife, STEPHANIE L. SMALLEY, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Preliminary Plan of Core Subdivision, not of record, and described as follows:

Beginning at a point in the southerly margin of Due West Avenue, the common corner of Lots Nos. 8 and 9; thence with the line between said two lots southerly 150 feet to a point in the line of Lot No. 20; thence with the line between Lots Nos. 9 and 20 westerly 75 feet to the common corner of Lots Nos. 9 and 10; thence with the line between said two lots northerly 150 feet to the southerly margin of said Due West Avenue; thence with the margin of the same westerly 75 feet to the beginning.

Being the same property conveyed to Lon L. Hoy and Frank N. Hoy by deed from E. H. Gamage of record in Book 9063, page 45, register's office for said county.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 320 Due West Avenue, Madison, TN 37115.

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 hands this 28th day of June, 1994

Lon L. Hoy
LON L. HOY

Frank N. Hoy
FRANK N. HOY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

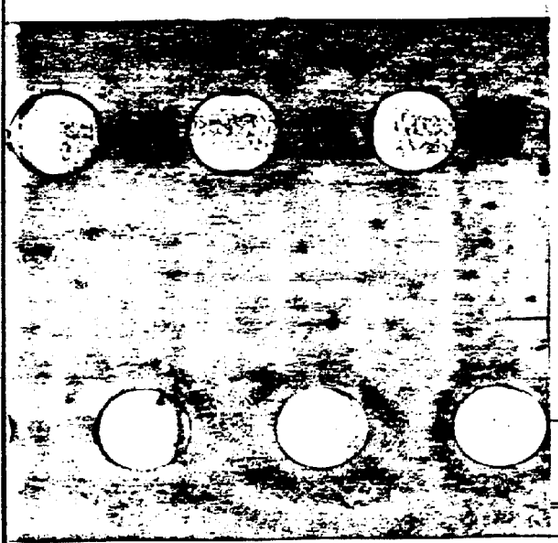
Personally appeared before me, Vicky V. Klein, a Notary Public in and for said County and State, the within named LON L. HOY and FRANK N. HOY the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 28th day of June, 1994.

Vicky V. Klein
NOTARY PUBLIC

My Commission Expires: 1/22/95.

67646
IDENTIFICATION REFERENCE

94 JUL -5 PM 12:25
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

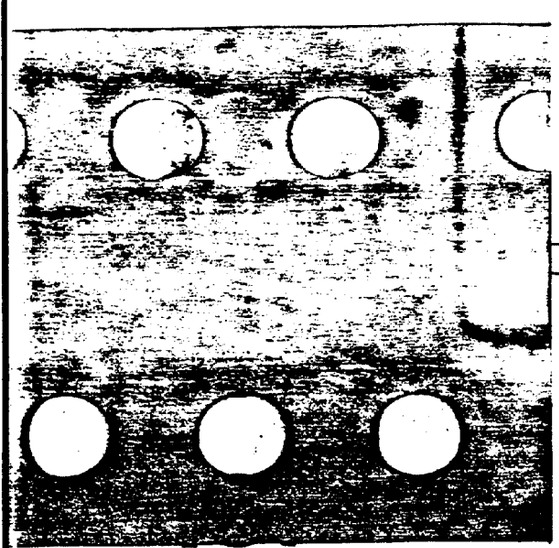
BOOK 9397 PAGE 386

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 28000.00
CON TX 103.60
PRFEE 1.00
WDEED 8.00
TOTAL 112.60
CHECK 112.60

07/05/94 01 12:25 0001 3250



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67646
IDENTIF. & REFERENCE

94 JUL -5 PM 12:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 809902