71992

IDENTIFICATION REFERENCE

BOOK 9409 PAGE 866

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

94 JUL 19 PM 1:17

REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Timothy M. Blair 3340 Love Circle Nashville, TN 37212	Real Estate Financing, Inc. P.O. Box 2489 Montgomery, AL 36102	Map 104 Group 6C Parcel 4

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $108,000.00.

AFFIANT

Sworn to and acknowledged before me this 15 day of July, 1994.

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires April 1, 1997

NOTARY PUBLIC

My Commission Expires 4-1-97

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, WE, DR. WALTER S. SMITHWICK III and wife, CORNELIA C. SMITHWICK, and daughter, MARY ELIZABETH SMITHWICK, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto TIMOTHY M. BLAIR, an unmarried person, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit No. 4, Tony Brown Subdivision, Revised, a plat of record in Book 5800, page 322, Register's office for said County, and shown as a unit of Orleans Park, a Horizontal Property Regime, defined the Master Deed and By-Laws for Orleans Park, of record in Book 6190, page 190, Register's Office for said County, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Dr. Walter S. Smithwick, III and wife, Cornelia C. Smithwick and daughter, Mary Elizabeth Smithwick, by Deed from Paul E. Cook, an unmarried person, of record in Book 6715, page 869, Register's Office for Williamson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1994 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map 104, Group 6C, Parcel 4.

2. All matters appearing on the Plan of record in Book 5800, page 322, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the Plan of record in Book 5800, page 348, Register's Office for Davidson County, Tennessee.

4. All matters appearing on the Plan of record in Book 6050, page 562, Register's Office for Davidson County, Tennessee.

5. Master Deed for Orleans Park Homeowners' Association of record in Book 6190, page 190, Register's Office for Davidson County, Tennessee.

6. Amendment to Master Deed of record in Book 7760, page 34, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 3340 Love Circle, Nashville, Tennessee 37212.

WITNESS our hands this 15 day of July, 1994, in Franklin, Tennessee.

Dr. Walter S. Smithwick III

By Paul Fortugno

Dr. WALTER S. SMITHWICK III by Paul Fortugno, his attorney-in-fact

Cornelia C. Smithwick

By Paul Fortugno

CORNELIA C. SMITHWICK by Paul Fortugno, her attorney-in-fact

Mary Elizabeth Fortugno

By Paul Fortugno

MARY ELIZABETH FORTUGNO, formerly known as Mary Elizabeth Smithwick, by Paul Fortugno, her attorney-in-fact

Paul Fortugno

PAUL FORTUGNO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15 day of July, 1994, before me personally appeared Paul Fortugno, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Walter S. Smithwick III, and who acknowledged that he executed the same as the free act and deed of said Walter S. Smithwick III by virtue of the Power of Attorney, duly executed by the said Walter S. Smithwick III and appearing of record in Book _____, page _____, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand this 15 day of July, 1994 in Franklin, Tennessee.

Notary Public

My Commission Expires: 4-1-97

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires April 1, 1997

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15 day of July, 1994, before me personally appeared Paul Fortugno, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Cornelia C. Smithwick, and who acknowledged that he executed the same as the free act and deed of said Cornelia C. Smithwick by virtue of the Power of Attorney, duly executed by the said Cornelia C. Smithwick and appearing of record in Book _____, page _____, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand this 15 day of July, 1994 in Franklin, Tennessee.

Notary Public

My Commission Expires: 4-1-97

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires April 1, 1997

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15 day of July, 1994, before me personally appeared Paul Fortugno, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Elizabeth Fortugno, formerly known as Mary Elizabeth Smithwick, and who acknowledged that he executed the same as the free act and deed of said Mary Elizabeth Fortugno by virtue of the Power of Attorney, duly executed by the said Mary Elizabeth Fortugno and appearing of record in Book _____, page _____, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand this 15 day of July, 1994 in Franklin, Tennessee.

Notary Public

My Commission Expires: 4-1-97

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires April 1, 1997

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, with within named Paul Fortugno, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

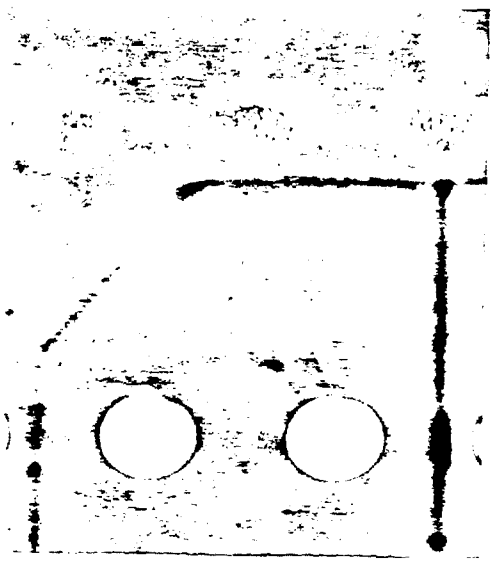
Witness my hand and official seal at Franklin, Tennessee, this 15 day of July, 1994.

Notary Public

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires April 1, 1997

My commission expires: 4-1-97

7934 07/18 0101 03CHECK 416.60



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

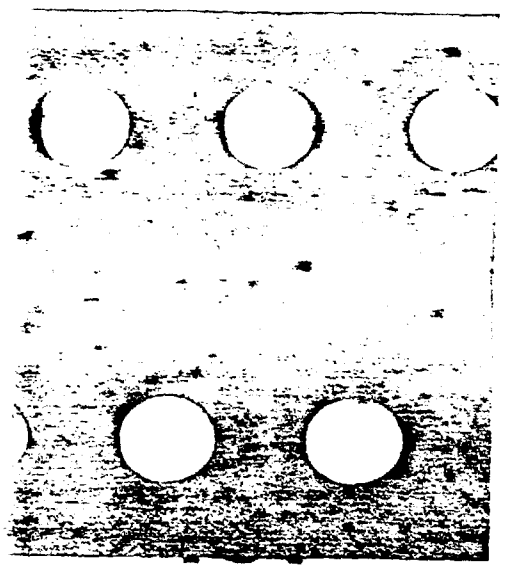
RECEIVED OF _____

FOR _____

BOOK 9409 PAGE 870

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 108000.00
CON TX 399.60
PRFEE 1.00
WDEED 16.00
TOTAL 416.60
CHECK 416.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/18/94 01 13:17 0001 7934

71992
IDENTIF. & REFERENCE

94 JUL 18 PM 1:17
REGISTER
DAVIDSON CO. TENN.

No. 814526