Bk 58 (

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 239,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August, 19 94

Notary Public

MY COMMISSION EXPIRES: 3/23/96
(AFFIX SEAL)

BOOK 9443 PAGE 193

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Warren D. Smith, III	NEW OWNER	MAP 130-1
(NAME)	(NAME)	
136 Blackburn Avenue		PARCEL 158
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, H. Pride Scanlan and wife, Cecile L. Scanlan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Warren D. Smith, III and wife, Monteray Smith

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. 53, a resubdivision of Lot Nos. 52 and 53, on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, page 94 and 95, said resubdivision being of record in Book 6050, page 374, Register's Office for Daivdson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to H. Pride Scanlan, unmarried, by deed from James Steven Laughbaum and wife, Janeen A. Laughbaum, of record in Book 7642, page 485, Register's Office for Davidson County, Tennessee. H. Pride Scanlan having since married, Cecile L. Scanlan joins in this conveyance to convey any and all rights, title and interest in said property.

The above legal description is obtained from Plan of record in Book 6050, page 374, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1994 taxes, prorated and assumed by the Grantees the day of closing; all matters as shown on the above stated plans of record; any restrictive covenants; sewer easement of record in Book 5400, page 636; temporary driveway easement being recorded simultaneously; and all other easements located on the premises.

unimproved ( )
This is improved (X) property, known as 136 Blackburn Avenue, Nashville, TN 37205
(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 22nd day of August, 19 94

H. Pride Scanlan

Cecile L. Scanlan

BOOK 9443 PAGE 194

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 H. Pride Scanlan and wife, Cecile L. Scanlan

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 22nd day of August, 19 94.

Commission expires 3/23/96

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

IDENTIFICATION REFERENCE

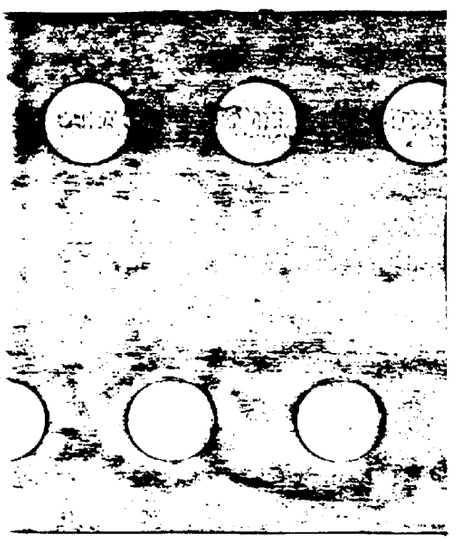
83598

94 AUG 23 AM 8:56

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0549 08/23 0101 03CHECK

895.15





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9443 PAGE 195

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	
				239500.00
			CON TX	886.15
			PRFEE	1.00
			~~MTGTX~~	~~8.00~~
			~~TOTAL~~	~~895.15~~
			CHECK	895.15
08/23/94	01	08:57	0001	0549

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83598
IDENTIF. # REFERENCE

94 AUG 23 AM 8:56

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 826972