PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 35699)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 149900.00

Affiant

Sworn and subscribed before me this 9th day of September, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Larry A. Smith Bonnie F. Smith 2540 Devon Valley Drive Nashville, TN 37221	SAME	142-16-D-20 CO 09D 81946

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 consideration, the receipt of which is hereby acknowledged, the undersigned **David A. Costello and spouse, Sally H. Costello,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Larry A. Smith and spouse, Bonnie F. Smith,** hereinafter called the **Grantee**, Grantee's 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 Lot No. 68 on the plan of Devon Valley, Phase I., of record in Book 7900, page 458, said Register's Office.

SAID Lot No. 68 fronts 53.00 feet on the southeasterly margin of Devon Valley Drive and extends back between parallel lines 100.00 feet to a dead line in the rear.

BEING the same property conveyed to David A. Costello and wife, Sally H. Costello, by deed from Great Southern Homes of Tennessee, Inc., of record in Book 9263, page 427, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

SUBJECT to Declaration of Covenants Conditions and Restrictions contained in instrument of record in Book 7515, page 283, as amended in Book 7517, page 367; Book 8120, page 402; Book 8120, page 485; Book 8180, page 222; Book 8180, page 230; Book 8180, page 232; Book 8712, page 618; Book 8712, page 620; Book 8796, page 410; Book 8796, page 416 and Book 9150, page 182, said Register's Office; and to all matters as shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of David A. Costello and Sally H. Costello by Sue Hammond as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

90411
IDENTIF. & REFERENCE
94 SEP 13 PM 12:44
ELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved property, known as: 2540 Devon Valley Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of September, 1994.

David A. Costello
David A. Costello, By: Sue Hammond, Atty-In-Fact

Sally H. Costello
Sally H. Costello, By: Sue Hammond, Atty-In-Fact

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 **Sue Hammond**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **David A. Costello and Sally H. Costello**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 9th day of September, 1994.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

EXHIBIT "A"
To
WARRANTY DEED

FROM: David A. Costello and Sally H. Costello

TO: Larry A. Smith and Bonnie F. Smith

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Sue Hammond
Sue Hammond, Affiant

Sworn to and subscribed before me this

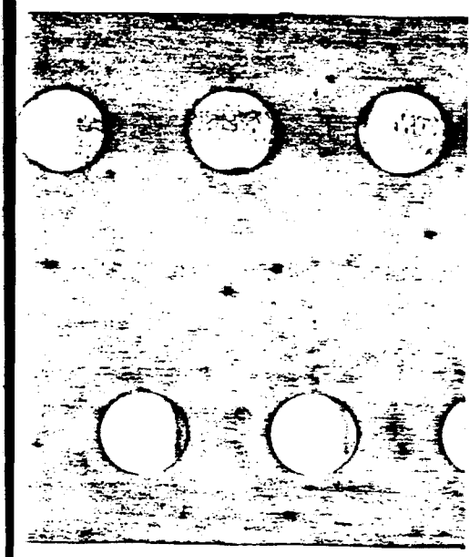
9th day of September, 1994.

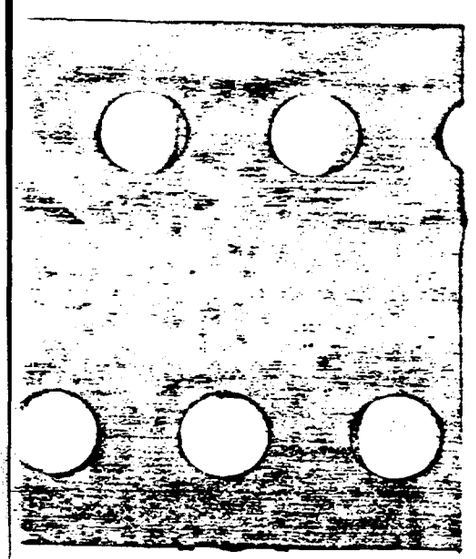
Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

7117 09/13 0101 03CHECK 563.63





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

RECEIVED OF _____

FOR _____

BOOK 9463 PAGE 533

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 149900.00
				CON TX 554.63
				PRFEE 1.00
				WDEED 8.00
				TOTAL 563.63
				CHECK 563.63
09/13/94	01			12:43 0001 7917

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90411
IDENTIF. & REFERENCE

94 SEP 13 PM 12:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 834253