BOOK 9506 PG 714

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 35,000.00

Michael J. Smith
Affiant

Sworn to and subscribed before me this 31 day of Oct, 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-94

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Michael J. Smith, et ux	Same	Map 119-1
302 Peachtree St		Par. 454
Nashville, Tn 37210		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Billy Ray Bowers and Roy S. Shacklett, hereinafter called Grantors, has bargained and sold, and by these presents does transfer and convey unto Michael J. Smith and wife, Dorothy G. Smith, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 12 on the Map of Overhill City and W. H. Fox Subdivision of Block Nos. 14, 15, 16, 20, 21, 29, and 30, Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 12 fronts 67 feet on the northerly side of Peachtree Street and extends back between parallel lines, with the westerly margin of Burbank Avenue, 150 feet to an alley.
>
> Being the same property conveyed to Roy S. Shacklett and Billy Ray Bowers, by deed from Robert F. Spann, Substitute Trustee of record in Book 9479, page 74, Register's Office for Davidson County, Tennessee.
>
> The above described property is not the place of usual residence of either of the Grantors herein.
>
> This is improved property known as 302 Peachtree Street, Nashville, Tennessee 37210-4926.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the 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, assigns 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 my hand this 31 day of Oct, 1994.

Billy Ray Bowers
Billy Ray Bowers

Roy S. Shacklett
Roy S. Shacklett

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, Billy Ray Bowers, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 31 day of Oct, 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-94

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, Roy S. Shacklett, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 31 day of Oct, 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-94

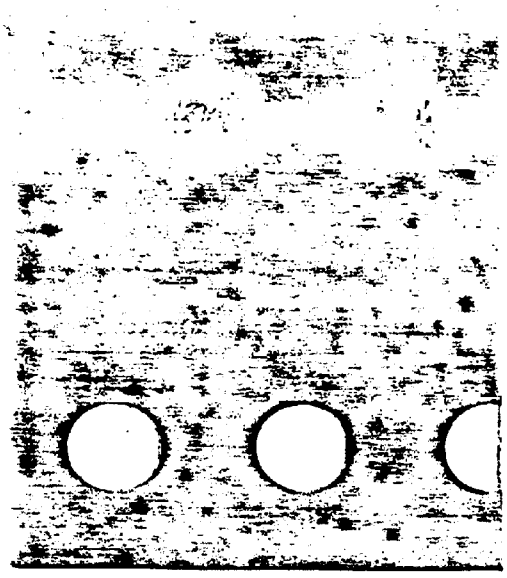
PICK-UP

94 NOV -1 AM 8:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE

045574

3136 11/01 0101 03CHECK 138.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

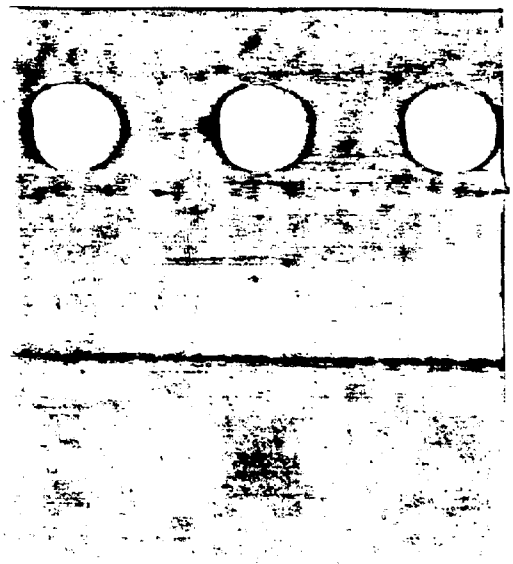
RECEIVED OF _____

FOR _____

BOOK 9506 PG 716

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 35000.00
CON TX 129.50
PRFEE 1.00
MTGFEE 8.00
TOTAL 138.50
CHECK 138.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/01/94 01 08:24 0001 3136

04574
IDENTIF. ↑ REFERENCE

94 NOV -1 AM 8:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 849433