PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36052
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Wesley Riels Janice A. Riels 2116 Hobbs Road, M-17 Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 131-2A-90

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 **Marilyn Rozene Smith, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Wesley Riels and spouse, Janice A. Riels,** 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:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. M-17 on the plan of Hobbs House Apartments, of record in Book 4595, page 74 as amended in Book 5200, page 54, both in Register's Office for said County and to which plan reference is made for a complete description thereof.

BEING the same property conveyed to Marilyn Rozene Smith, unmarried, by deed from Andrews Properties, Inc., a Tennessee Corporation of record in Book 5306, page 137, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5289, Page 515, Book 5292, page 958, Book 5293, page 612, Book 6822, page 893, Book 7802, page 299 and Book 7824, page 974, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.
This is improved property, known as: 2116 Hobbs Road, M-17, Nashville, Tennessee 37215

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 4th day of January, 1995.

Marilyn Rozene Smith

Marilyn Rozene Smith

State of Tennessee
County of Davidson

On this 4th day of January, 1995, before me the undersigned authority, personally appeared **Marilyn Rozene Smith**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 39000.00

John Wesley Rich

Affiant

Sworn and subscribed before me on the 4th day of January, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

My Commission Expires: _____

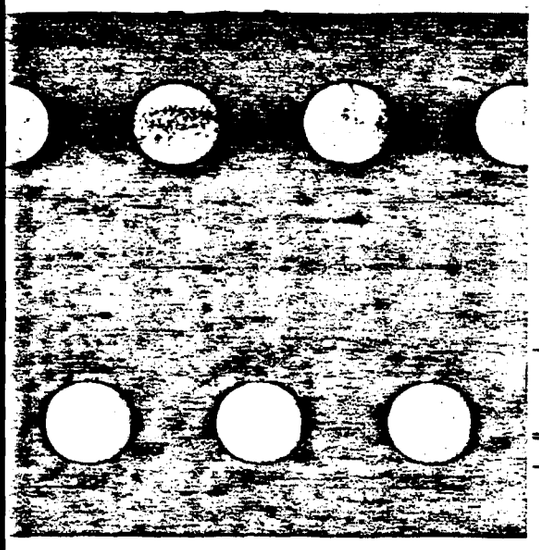
Notary Public

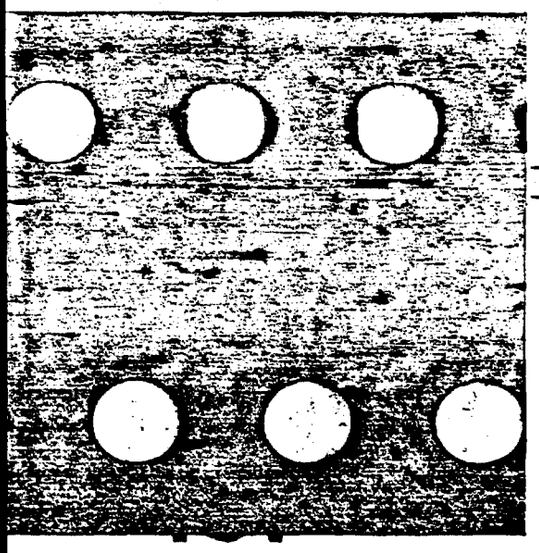
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FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
28994





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9564 PG 497

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	39000.00
CON TX	144.30
PRFEE	1.00
MDEED	8.00
TOTAL	153.30
CHECK	153.30

01/05/95 01 10:06 0001 9383

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22994
IDENTIF. ↑ REFERENCE

95 JAN -5 AM 10:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 869253