ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Jerrold L. Smith Donna C. Smith 1518 14th Avenue N Nashville, TN 37208	New Owners	Map 081-150 Parcel 264.00

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

BOOK 9617 PG 414

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Karan A. Howard, married, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Jerrold L. Smith and wife, Donna C. Smith, (the "Grantees"), Grantees's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 218 on the Plan of D. T. McGavock and Others Addition, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 218 fronts 50 feet on the easterly side of 14th Avenue North and extends back between parallel lines 170 feet to an alley in the rear.

Being the same property conveyed to Karan A. Howard by Warranty Deed from Ruth Rodgers, a widow of record in Book 8133 page 767 and rerecorded in Book 8135, page 893, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to a first mortgage held by Allstate Enterprises Mortgage Corporation of record in Book 5037, page 327 and has since been assigned to Metmor Financial, Inc..

This conveyance is subject to taxes for the year 1995 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1518 14th Avenue North, Nashville, TN 37208.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $12,000.00.

Jerrold L. Smith
Affiant

Subscribed and sworn to before me this 10th day of March, 1995.

Notary Public

My Commission Expires Jan 24, 1997

41637
IDENTIFICATION REFERENCE

95 MAR 13 PM 1:41
REGISTER
DAVIDSON COUNTY, TN

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

And Grantor does covenant with the said Grantees's that Grantor is lawfully seized and possessed of said land in fee simple; have good right to convey it, and the same are unencumbered except as set forth hereinabove.

BOOK 9617 PG 415

And Grantor does further covenant and bind herself, her representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees's, their successors and assigns against the lawful claims of all persons whomsoever.

The above descrdibed real estates is improved and is not nor ever was marital property nor is it subject to any homestead exception of the spouse of the Grantor.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10th day of March, 1995.

Karan A. Howard

Karan A. Howard

7928 03/13 0101 03CHECK 53.40

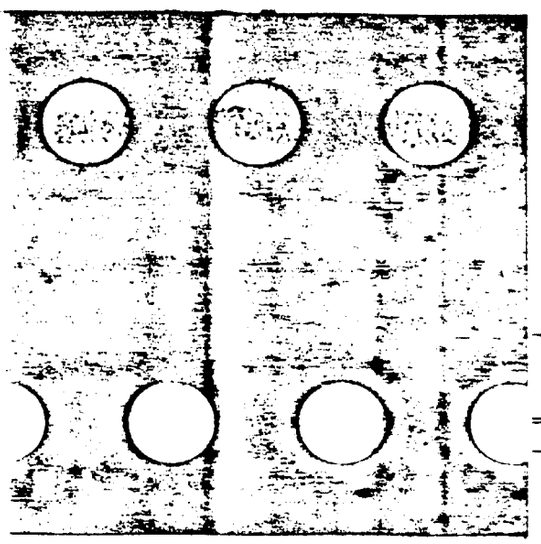
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

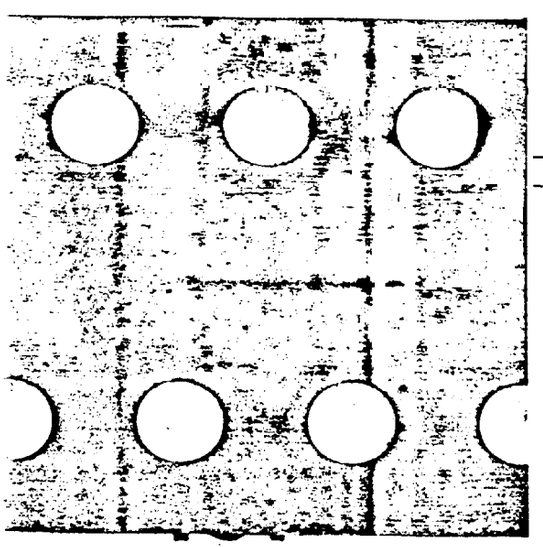
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Karan A. Howard**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of March, 1995.

Notary Public

My Commission Expires: Jan 24, 1998





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ Book 9617 pg 416

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 12000.00
CON TX 44.40
PRFEE 1.00
WDEED 8.00
TOTAL 53.40
CHECK 53.40

03/13/95 01 13:42 0001 9928

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41637
IDENTIF. # REFERENCE

95 MAR 13 PM 1:41

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 889532