This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
339 Main Street
Franklin, TN 37064

BOOK 9721 PG 434

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Clinton Giles Frances Giles 800 Montrose Avenue Nashville, TN 37204	same	118-01-0-393.00

W A R R A N T Y D E E D

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **C. E. Smithson, widower,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Clinton Giles and Frances H. Giles, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the easterly part of Lot No. 16 on the Map of Montrose Park Subdivision, as of record in Book 547, page 25, Register's Office for said County, and described as follows:

BEGINNING at a point in the northerly margin of Montrose Avenue at the southeast corner of Lot No. 1 on the Map showing the Resubdivision of Lots 14, 15 and parts of Lots 13 and 16, as of record in Book 2017, page 565, said Register's Office; thence with the easterly margin of said lot, north 30 degrees 15' West 203.4 feet to the northeast corner of said lot and in the south line of Lot No. 22 in the Plan of record in Book 547, page 25, said Register's Office; thence with south line of said lot, easterly 52 feet to a point in the westerly line of Lot 20; thence southerly with the westerly line of Lots 20, 19, 18 and 17, 201.2 feet to the northerly margin of Montrose Avenue; thence with said Avenue westerly 62 feet to the beginning.

Being the same property conveyed to C. E. Smithson and wife, Mamie Louise Smithson by deed from Robert C. Nichols, Jr. and wife, Patsy K. Nichols of record in Book 3398, page 350, Register's Office of Davidson County, Tennessee. The said Mamie Louise Smithson having since died.

SUBJECT TO THE FOLLOWING:

1. 1995 Taxes are a lien, but not yet due and payable.
2. The Plan of record in Book 547, page 25, said Register's Office.

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 I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my 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.

This improved property is known as 800 Montrose Avenue, Nashville, TN 37204

WITNESS MY HANDS THIS 30th DAY OF June, 1995 IN FRANKLIN, TENNESSEE.

C. E Smithson
SELLER: C. E. Smithson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **C. E. Smithson,** the within named bargainor(s) with whom I am personally acquainted and who acknowledge that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 30th day of June, 1995 in Franklin, TN.

Cynthia J. Watt
Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires:

1/13/98

BOOK 9721PG436

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $21,000.00.

Francis A. Ellis
AFFIANT

Sworn to and subscribed to me, the undersigned, this 30th day of June, 1995, in Franklin, Tennessee.

Cynthia Pruitt
NOTARY PUBLIC

CYNTHIA B. WITT NOTARY PUBLIC WILLIAMSON COUNTY TENN. LARGE

MY COMMISSION EXPIRES:

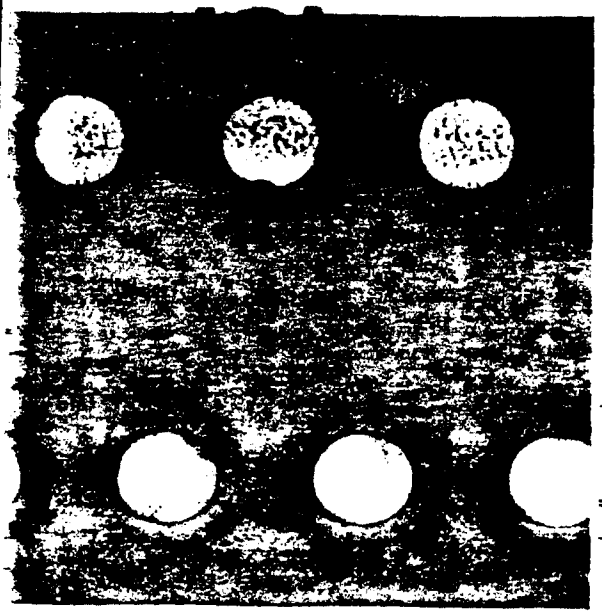
1/13/98

0076076
IDENTIF. & REFERENCE

95 JUL -5 AM 10:10
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7860 07/05 0101 03CHECK 90-70

TNJ/2601.9500/cw



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

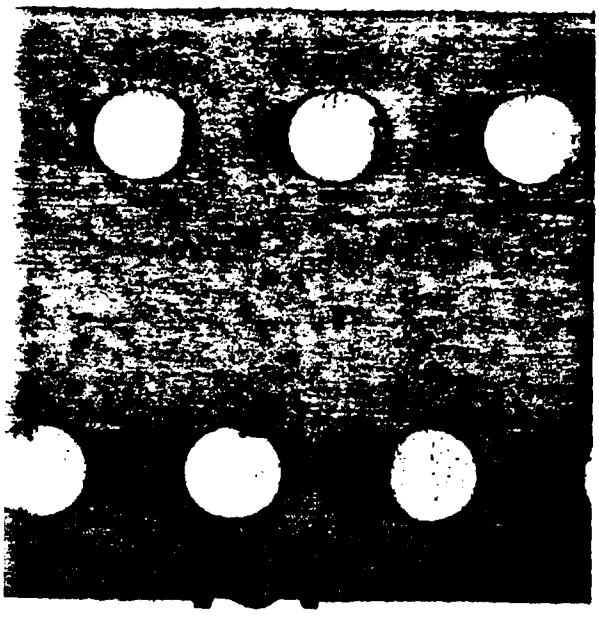
RECEIVED OF _____

FOR _____

BOOK 9721 PG 437

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 21000.00
CON TX 77.70
PRFEE 1.00
WDEED 12.00
TOTAL 90.70
CHECK 90.70

07/05/95 01 10:11 0001 7860

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00760076
IDENTIF. ↑ REFERENCE

95 JUL -5 AM 10: 11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 927008