This Instrument
Prepared By:

Dan E. Huffstutter
Kemper & McLemore
144 Second Avenue, North
Suite 333
Nashville, TN 37201

BOOK 9732 PG 704

WARRANTY DEED

THIS DEED, executed as of the 13th day of July, 1995, at Nashville, Davidson County, Tennessee, by Grantor, Jacqueline S. Beasley, to Grantees, Kevin B. Smith, and wife, Karen D. Smith,

Witnesseth:

THAT Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto the Grantees, to have and to hold to themselves, and to their assigns and successors forever, certain real estate situated in the Davidson County, Tennessee, more particularly described as follows:

Lot No. 25 of the Plan of Hemmingwood, Phases II, III and IV, of record in Book 6900, Page 7 & 8, (formerly known as Heritage Height, Phases II, III and IV of record in Book 6250, page 744 & 745) Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being part of the property conveyed to Jacqueline S. Beasley by deed form Homes by Heritage, Inc., a Tennessee corporation, of recorded in Book 6899, page 74, Register's Office, Davidson County, Tennessee.

This conveyance is subject to:

1. All things and matters set forth in Heritage Heights, Declaration of Covenants, Conditions and Restrictions of record in Book 6730, page 329, Register's Office, Davidson County, Tennessee.

2. All things and matters shown on the Plat of Heritage Heights, Phases II, III, and IV, of record in Plat Book 6250, page 744, Register's Office, Davidson County, Tennessee.

3. Storm Water Detention Agreement to Metropolitan Government of Nashville-Davidson County, Tennessee, of record in Book 6728, page 673, Register's Office, Davidson County, Tennessee.

4. Real property taxes for the year 1995.

THAT Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such real estate, and that it is unencumbered, except for (a) current taxes which are to be prorated between the parties and assumed by the Grantees; and, (b) subject to all matters of record; (2) will forever warrant and defend the title unto Grantees and to their successors and assigns against all lawful claims and (3) will give possession of said property with Deed.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date and at the place first above written.

By: _____
Jacqueline S. Beasley

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 9732 PG 705

Before me, Jama Kay Emerson of the state and county aforesaid, personally appeared Jacqueline S. Beasley with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within-named bargainor, and she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee this 5 day of July, 1995.

Jama Kay Emerson
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EMERSON

My Commission Expires: My Commission Expires SEPT. 26, 1998

Name and Address of Property Owner:	Person Responsible For Payment of Property Taxes:	Map-Parcel Nos.
Kevin B. & Karen D. Smith 23 Lymington Court Brentwood, TN 37064	Kevin B. & Karen D. Smith 23 Lymington Court Brentwood, TN 37064	160-11-0-A 025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 181,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this 12th day of July, 1995.

Jama Kay Emerson
Notary Public

My Commission Expires SEPT. 26, 1998

My Commission Expires: _____

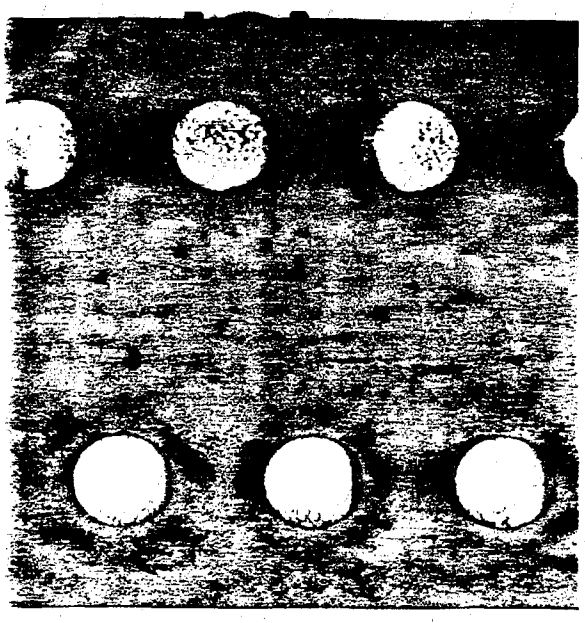
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REGISTER DAVIDSON COUNTY, TN.

007964 3

IDENTIFICATION

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EMERSON



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

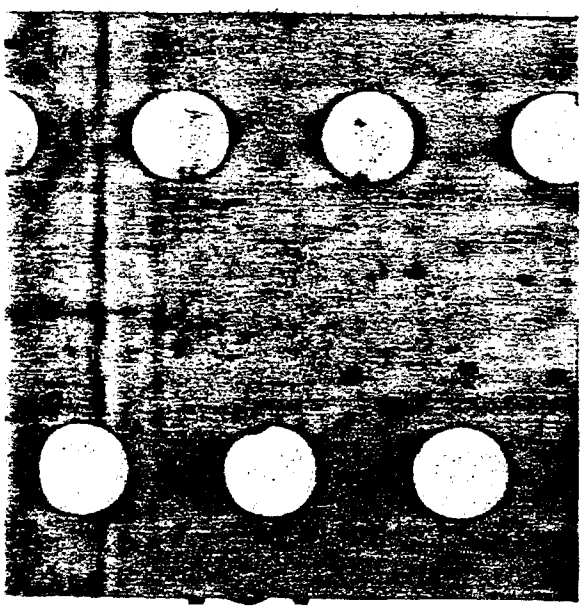
RECEIVED OF _____

FOR _____

BOOK 9732 PG 706

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
181400.00
CON TX 671.18
PRFEE 1.00
WDEED 8.00
TOTAL 680.18
CHECK 680.18

07/17/95 01 16:00 0001 1801

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00796 43
IDENTIF. ↑ REFERENCE

95 JUL 17 PM 3:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 930898