BOOK 9735 PG 817

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 119,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF July 19 95

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice M. Smith (NAME)	Resource Bancshares Mortgage Group, Inc. (NAME)	MAP 108-04
1065 Fitzpatrick Road (ADDRESS)	7909 Parkland Road, Suite 150 (ADDRESS)	PARCEL 222
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Columbia, SC 29223 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jimmy A. Adams and wife, Frances M. Adams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janice M. Smith, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 370, on the plan of Larchwood, Section Seven, of record in Plat Book 6900, Page 274, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jimmy A. Adams and wife, Frances M. Adams by deed from Lloyd W. Bandridge, Jr. and wife, Pamela D. Baldridge, of record in Book 8514, Page 374, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7216, Page 574, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Jimmy D. Adams and wife, Frances M. Adams, to I. Dyke Tatum, Trustee, for Fleet Mortgage Corp., dated October 9, 1992, and filed for record in Book 8759, Page 973, Register's Office for said County, with an unpaid principal amount of approximately $ 91,455.22, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

95 JUL 20 P 12:38 REGISTER

is unimproved ( ) is improved (X) property, known as 1065 Fitzpatrick Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 our hand s this 18th day of July 19 95

Jimmy A. Adams

Jimmy A. Adams

BOOK 9735 PG 813

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 Jimmy A. Adams and wife, Frances M. Adams

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of July, 1995.

Commission expires May 24, 1997

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

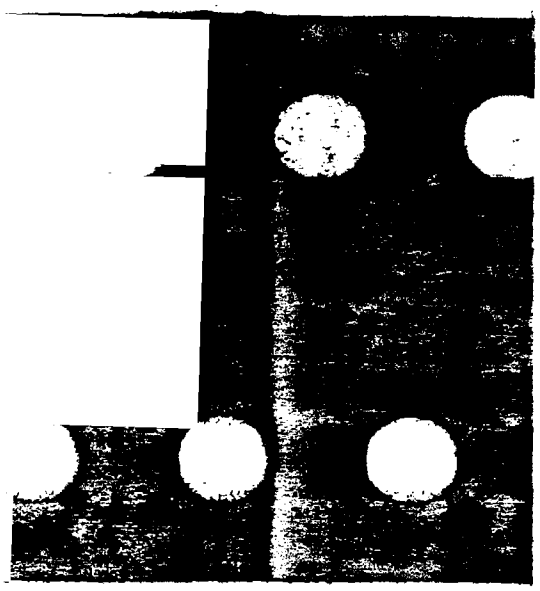
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

1995 07/20 2104 03CHECK

451



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

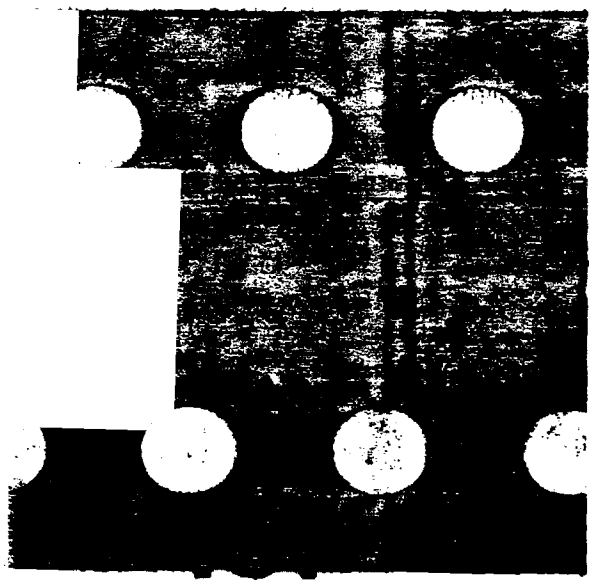
RECEIVED OF _____

FOR _____

BOOK 9735 PG 819

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



AMT
119500.00
CON TX 442.15
PRFEE 1.00
WDEED 8.00
TOTAL 451.15
CHECK 451.15

07/20/95 01 12:39 0001 2929

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0080675
IDENTIF. # REFERENCE

95 JUL 20 PM 12:38
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 932017