0087650

IDENTIF. & REFERENCE

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

95 AUG -9 AM 11: 18

REGISTER
DAV. CO. TENNESSEE

W & I Ref: (cw/ljh) Title No: 36700
Dav. Co. File: Box 8

BOOK 9757 PG 308

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John R. Brandon 6024 Ashland Drive Nashville, TN 37215	Biltmore Mortgage Corporation 4301 Hillsboro Road Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 144-15-50

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 **Edward J. Smith and spouse, Nancy Smith** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John R. Brandon and spouse, Rita T. Brandon,** 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:**

LAND in Davidson County, Tennessee, being Lot No. 414 on the plan of Hillsboro Park, Section IV, of record in Book 2331, page 142, Register's Office for said County.

SAID Lot No. 414, which is a corner lot, fronts 162.3 feet on the southerly margin of Ashland Drive and fronts 242.6 feet on the westerly margin of Stonehurst Drive, said frontages being joined by a curve having a length of 37.7 fee, and extends back 200.0 feet on the westerly line and 203.1 feet on the southerly line to a point of intersection.

BEING the same property conveyed to Edward J. Smith by deed from George W. Turner and wife, Elizabeth K. Turner of record in Book 9508, page 657, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.
This is improved property, known as: 6024 Ashland Drive, Nashville, TN 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.

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 **John R. Brandon**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Rita T. Brandon**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, on July 28, 1995.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
DEED OF TRUST

FROM: John R. Brandon and spouse, Rita T. Brandon

TO: Joe M. Kirsch, Shelby County, Tennessee,

Trustee For

Biltmore Mortgage Corporation, Lender

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

John R. Brandon, Affiant

Sworn to and subscribed before me

on July 28, 1995.

Notary Public

My Commission Expires:_____

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

WITNESS THE EXECUTION HEREOF this 28th day of July, 1995.

Edward J. Smith

Nancy Smith

BOOK 9757 PG 310

State of Tennessee
County of Davidson

On this 28th day of July, 1995, before me the undersigned authority, personally appeared **Edward J. Smith and Nancy 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.

My Commission Expires: _____

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

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 259500.00

Affiant

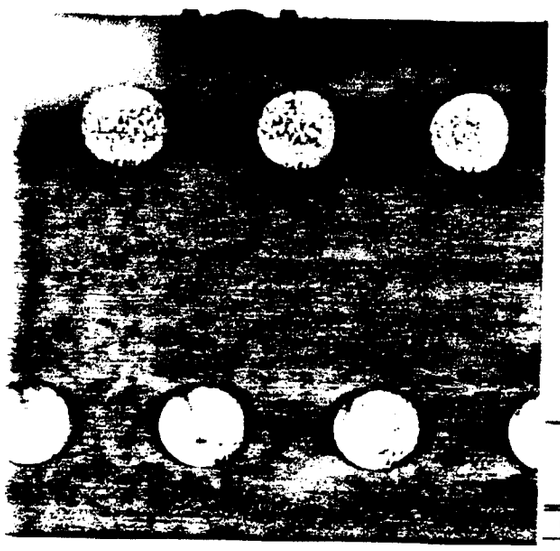
Sworn and subscribed before me on the 28th day of July, 1995.

Notary Public

My Commission Expires: _____

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

0450 08/09 0101 03CHECK 973.15



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

RECEIVED OF _____ BK/PG 9757 PG 311

FOR _____

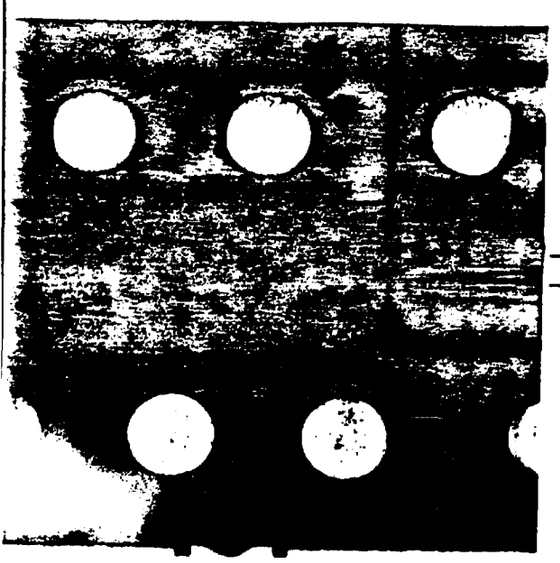
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 259500.00
CON TX 960.15
PRFEE 1.00
WDEED 12.00
TOTAL 973.15
CHECK 973.15

08/09/95 01 11:18 0001 0480

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0087650
IDENTIF. ↑ REFERENCE

95 AUG -9 AM 11:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 939492