This instrument prepared by
BLACKBURN SLOBEY FREEMAN & HAPPELL, P.C.
414 Union Street #2050
NationsBank Plaza
Nashville, TN 37219

BOOK 9838PG 45

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Steve Rainey 2615 Smith Springs Road Nashville, TN 37217	Same	Map 135 Parcel 200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) cash, in hand paid, the receipt and sufficiency of which is hereby acknowledged, Evie Lena Smith, a widow, hereinafter called the "Grantor", has this day bargained and sold, and by these presents do transfer and convey unto Steve Rainey, hereinafter called the "Grantee", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT I:
Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the center of Smith Springs Road, 25 feet easterly from the eastern boundary line of the Palmer property; thence with the center of said Smith Springs Road, South 57 degrees East 105 feet, more or less, to a point; thence northwardly 210 feet, more or less, to an elm tree; thence westwardly 105 feet, more or less, to a point 25 feet easterly from the eastern boundary line of the Palmer Property; thence southwardly and parallel with said Palmer's eastern boundary line, 210 feet more or less, to the beginning, containing one-half acre, more or less.

TRACT II:

Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the center of Smith Springs Road in the eastern boundary line of the Palmer property; thence with the center of said Smith Springs Road, South 57 degrees East 25 feet to the southwest corner of a tract of land conveyed to Walter Shafer Bean and wife, Reba Simmons Bean by deed from W.P. Neal and wife, of record in Book 1493, page 159, Register's Office for Davidson County, Tennessee; thence with the western boundary line of said Bean's tract of land, northwardly 210 feet to a point; thence westwardly 25 feet to a point in the eastern boundary line of said Palmer property, southwardly 210 feet to the beginning.

Being the same property conveyed to Emmett C. Smith and wife, Evie Lena Brown Smith, by deed from M.T. Rader, Jr., and wife, Gladys M. Rader, of record in Book 1764, page 71, Register's Office for Davidson County, Tennessee, the said Emmett C. Smith having since died.

INCLUDED in the above described tracts, but specifically EXCLUDED therefrom is the following parcel of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Evie Lena Brown Smith, unmarried, of record in Book 8161, page 926, Register's Office for Davidson County, Tennessee:

Beginning at a point on the existing north right of way line of Smith Springs Road on the common line of Smith and Annie K. Gunter, said point being 16' north of center line survey station 69 + 96 and proceeding as follows: northwardly with the common line of

Smith and Gunter a distance of 10' to a point on the new right of way line of Smith Springs Road; thence, with a line 25' north of and parallel with the center line South 52 degrees 30 minutes 00 seconds East 130' to a point on the common line of Smith and John Shirley O'Neal; thence, southwardly with the line between Smith and O'Neal a distance of 8.5' to a point on the existing north right of way line of Smith Springs Road that is 17' north of center line survey station 71 + 23; thence, westwardly with the existing north right of way line of Smith Springs Road a distance of 127' to the point of beginning and containing 1110 square feet or 0.03 of an acre more or less.

This is unimproved property located on Smith Springs Road, Nashville, Davidson County, Tennessee.

This conveyance is subject to the sanitary sewer and/or storm dranage easement of record at Book 6910, page 593, R.O.D.C. and the easement for Smith Springs Road lying within the boundaries of the property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, personal representatives, successors and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

Grantor further covenant and bind themselves, their successors and assigns, to warrant forever defend the title to said real estate to said Grantee, his heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the parties have executed this instrument as of the 25th day of Jan., 1996.

GRANTOR:

Evie Lena Smith

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Amy Ingram, a Notary Public in and for the aforesaid county, Evie Lena Smith with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee this 25 day of October, 1995.

Amy Ingram
Notary Public

My Commission Expires: Jan 20, 1997

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 13,000.00.

Evie Lena Smith
Affiant

Subscribed and sworn to before me, this the 25 day of October, 1995.

Amy Ingram
Notary Public

My Commission Expires: Jan 20, 1997

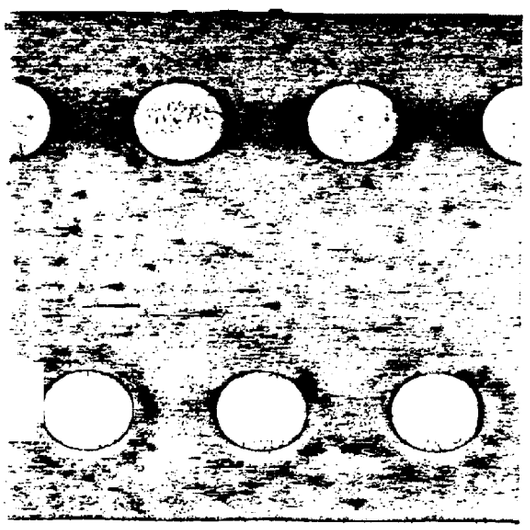
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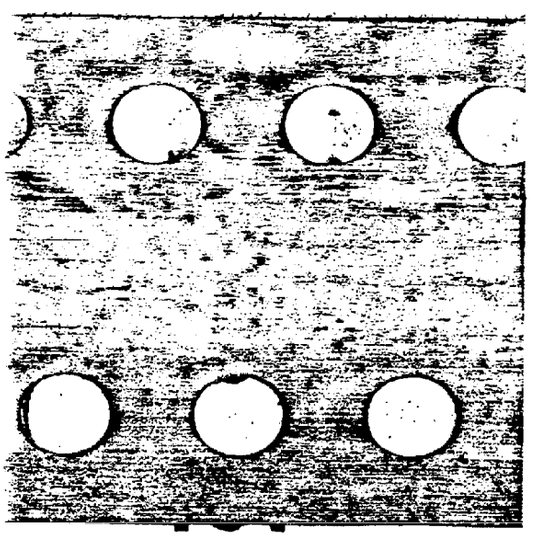
0642 10/25 0101 03CHECK 61.10

01157796
IDENTIFICATION REFERENCE

95 OCT 25 PM 3:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	13000.00
CON TX	48.10
PRFEE	1.00
WDEED	12.00
TOTAL	61.10
CHECK	61.10

10/25/95 01 15:46 0001 0662

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0115796
IDENTIFICATION REFERENCE

95 OCT 25 PM 3:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 969338