BOOK 9844 PG 489

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	] MAP-PARCEL NOS.]
[Charles Smith,	[Guaranty Trust Company]	]
[unmarried	[726 South Church St.]	Map 083-120]
[2604 Eastland Ave	[Murfreesboro, TN 37133]	Parcel 181.00]
[Nashville, TN 37206	[ ]	]
[	[ ]	]
[This instrument prepared by: Robert J. Notestine III Attorney]		
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205]		
[		]
[		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Lillian P. McIntyre (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Charles Smith, unmarried (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 1 on the plan of Twin Estates, Section 1, as of record in Book 3842, Page 88 Register's Office for said county described as follows:

Beginning on the easterly margin of Eastland Avenue at the corner of lots Nos. 1 & 2; thence with the line between said two lots easterly 97.3 ft.; thence south 7 degrees 43' west 129 feet to the northerly margin of a 50 feet unnamed street; thence with the same westerly 101 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northwesterly 39.3 feet to the easterly margin of Eastland Ave.; thence with the same north 20 degrees 14' east 110.1 feet to the beginning.

Being the same property conveyed to James E. McIntyre and wife, Lillian P. McIntyre by Installment Deed from Roy L. Alderson Jr. and wife, Florence D. Alderson of record in Book 4687, Page 631, said Register's Office for Davidson County, Tennessee.

The said James E. McIntyre has since died and upon his death, title was vested in Lillian P. McIntyre as the sole surviving tenant by the entirety.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 2604 Eastland Avenue, Nashville, Tennessee 37206.

0118023
IDENTIFICATION REFERENCE

95 OCT 31 PM 3:47
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON)]
[ ]
[The actual consideration or value, whichever is greater for]
[this transfer is $94,900.00.]
[ ]
[Affiant]
[Subscribed and sworn to before me this]
[27th day of October, 1995.]
[ ]
[Notary Public]
[My Commission Expires 7-24-99]
[ ]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of October, 1995.

Lillian P. McIntyre

Lillian P. McIntyre

3034 10/31 0101 03CHECK 360.13

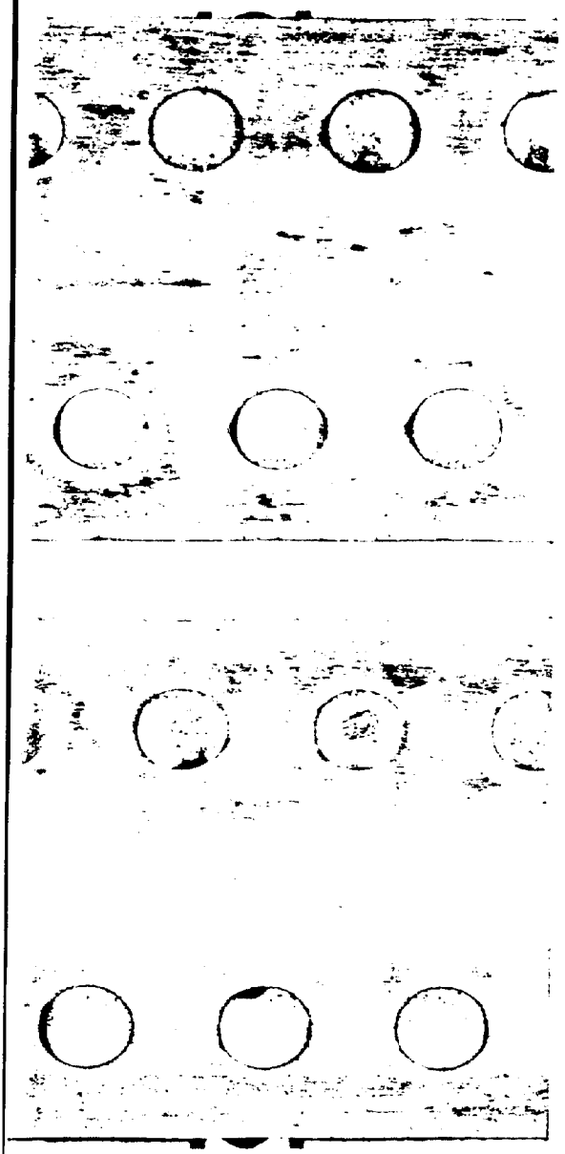
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lillian P. McIntyre**, the bargainor(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of October, 1995.

Herman A. Ruben
NOTARY PUBLIC

My Commission Expires: 7-24-99



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9844 PG 491

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 94900.00
CON TX 351.13
PRFEE 1.00
WDEED 8.00
TOTAL 360.13
CHECK 360.13

10/31/95 01 15:48 0001 3034

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0118023
IDENTIFICATION REFERENCE

95 OCT 31 PM 3:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 971680