BOX 15

This Instrument Was Prepared By:
C. Dale Allen, Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 9848 PG 653

Address New Owner(s):	Send Tax Bills to	Tax Information:
Irene Popa 512 Belle Pointe Court Nashville, TN 37221	First Republic Mortgage Corporation 1000 Northchase Dr., Ste. 120 Goodlettsville, TN 37072	Map 142-10-B Parcel 69

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, RICHARD K. SMITH, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to IRENE POPA* ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*unmarried

This is improved property known as 512 Belle Pointe Court, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

AND Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of October, 1995.

RICHARD K. SMITH

011098

95 NOV -2 PM 4:12

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

4174 11/02 0101 03CHECK 377.75

BOX 15

STATE OF TENNESSEE)

BOOK 9848PG654

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD K. SMITH. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 1995.

NOTARY PUBLIC
Lee E. Cranford

My Commission Expires: May 25, 1996

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $97,500.00

AFFIANT

Subscribed and sworn to before me,

This 27th day of October, 1995.

NOTARY PUBLIC
Lee E. Cranford

My Commission Expires: May 25, 1996

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 69, on the Plan of Belle Pointe, Phase IV, a Planned Unit Development, of record in Book 6900, page 44, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

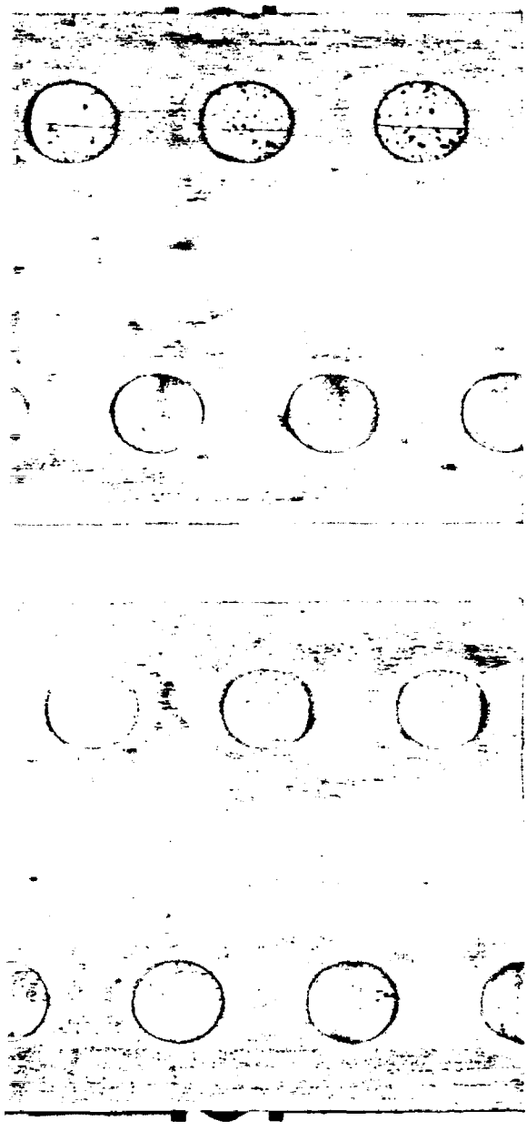
BEING the same property conveyed to Richard K. Smith, Unmarried, by deed from Barry Construction Co., Inc., of record at Book 7067, page 311, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. General Property Taxes for the year 1995, which have been prorated and paid at closing.

2. The Plan of reocrd in Book 6900, page 44, said Register's Office, which shows minimum building setback lines and easements and to which Plan reference is hereby made for a more complete description thereof.

3. Restrictions recorded at Book 6689, page 772, as amended by instrument of record at Book 6702, page 409, as made applicable to Phase II by instruments of record at Book 6770, page 814, Book 6774, page 774, and book 6862, page 292, as made applicable to Phase III by instrument of record at Book 6819, page 164, as made applicable to Phase IV by instrument of record at Book 6959, page 766, all in the Register's Office for Davidson County, Tennessee, and to all of which reference is hereby made.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9848 PG 657

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 97500.00
CON TX 360.75
PRFEE 1.00
WDEED 16.00
TOTAL 377.75
CHECK 377.75

11/02/95 01 16:15 0001 4174

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0119098
IDENTIFICATION REFERENCE

95 NOV -2 PM 4:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 972804