File Box 29

BOOK 9853 PG 702

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM L. SMITH AND ROCKY A. LOHMANN** both unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto Jack K. Magaw, hereinafter called the Grantees, their 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. 3 on the Plan showing subdivision of certain lots in Block "A", "B". and "C" of the Weakley Place, as shown of record in Book 547, page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to William L. Smith and Rocky A. Lohmann, as joint tenants with rights of survivorship, by deed from William L. Smith, of record in Book 9562, page 327; also acquired by instrument of record in Book 9538, page 831, Register's Office for said County.

THIS CONVEYANCE IS conveyance is subject to: (1) Taxes for 1995, prorated and assumed; (2) all matters as appears on the Plan of record in Plat Book 547, page 12.

This is improved property known as: **807 N. 16th Street, Nashville, Tennessee 37206.**

TO HAVE AND TO HOLD the same 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 and 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 hands this 10 day of OCTOBER, 1995.

William L. Smith
WILLIAM L. SMITH

Rocky A. Lohmann
ROCKY A. LOHMANN

0120740
IDENTIF. ↑ REFERENCE

95 NOV -8 AM 8:14
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 10 day of OCTOBER, 1995, before me personally appeared William L. Smith and Rocky A. Lohmann, 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 that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires JAN. 25, 1997

* *

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 76,000.00.

X
Affiant

Subscribed and sworn to before me this 31st day of October 1995.

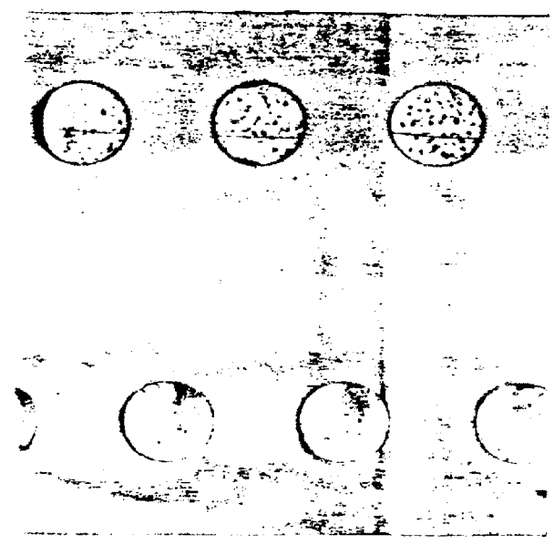
Notary Public

My Commission Expires:
3/27/99

* *

ADDRESS NEW OWNER(S):	SEND TAX BILL TO:	MAP-PARCEL:
Jack K. Magaw 806 North 16th Street Nashville, TN 37206	FTB Mortgage Services P. O. 781639 Dallas, TX 75378	Map 83-6 Parcel 45 27W 3250

5970 11/08 0101 03CHECK 290.20



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

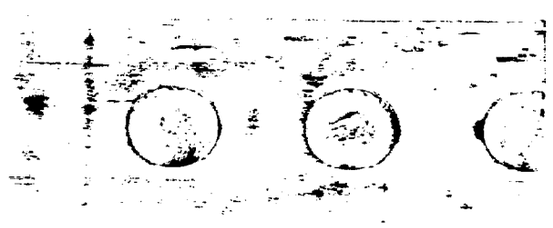
RECEIVED OF _____

FOR _____

BOOK 9853 PG 704

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

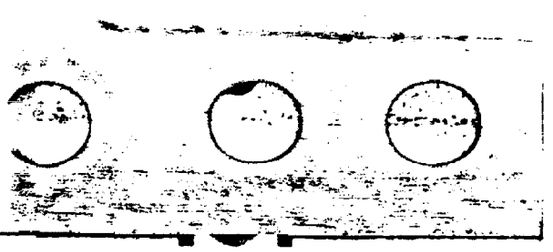
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 76000.00
CON TX 281.20
PRFEE 1.00
WDEED 8.00
TOTAL 290.20
CHECK 290.20

11/08/95 01 08:45 0001 5970

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0120740
IDENTIF. & REFERENCE

95 NOV -8 AM 8:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 97457