THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 60,000.00

Debra K Deck
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 7th day of November 1995

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
TERESA C. SMITH 1511 Kirkwood Avenue Nashville, Tennessee 37212	FT Mortgage Companies P.O. Box 613136 Memphis, Tennessee 38101	MAP 117-4 PARCEL 297

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY THOUSAND AND NO/100---------- ($ 60,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, DEBRA K. DECK, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto TERESA C. SMITH AND TODD E. MCDANIEL, BOTH UNMARRIED, as Joint Tenants with right of survivorship hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 101 on the Map of Victoria Place as of record in Book 332, page 10, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 101 fronts 69.9 feet on the southerly side of Kirkwood, formerly Augusta Avenue, and runs back 125.0 feet on the easterly line and 124.6 feet on the westerly line to an alley, measuring 69.9 feet thereon.

BEING the same property conveyed to Dale A. Deck and wife, Debra K. Deck, by deed from Portia S. Ward, unmarried, of record in Book 6478, page 282, Register's Office for Davidson County, Tennessee, the said Dale A. Deck having since died.

0120827 IDENTIF. A REFERENCE

DAVIDSON COUNTY, TN

6057 11/08 0101 03CHECK 231.00

This is improved property known as 1511 Kirkwood Avenue, Nashville, Tennessee 37212

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 s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Victoria Place of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, _their_ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I_ have hereunto set _my_ hand___on this the __7th___ day of __November___, 19 _95_.

Debra K Deck

DEBRA K. DECK

BOOK 9853PG935

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 _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____ , 19 ____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and_____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____ , 19 ____.

My Commission Expires: _____ Notary Public

STATE OF CALIFORNIA)
COUNTY OF San Diego)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DEBRA K. DECK, the bargainor, 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 this 6th day of November, 1995.

Kimberly S. Thetford
Notary Public

My commission expires: 6/26/98

MGC1 Kimberly S. Thetford Comm. #1031079 NOTARY PUBLIC · CALIFORNIA SAN DIEGO COUNTY Comm. Expires June 26, 1998



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

RECEIVED OF _____

FOR _____

BOOK 9853 PG 936

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	60000.00
CON TX	222.00
PRFEE	1.00
WDEED	8.00
TOTAL	231.00
CHECK	231.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 6057



0120827
IDENTIF. # REFERENCE

95 NOV -8 AM 9:26
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 974661