BOOK 9880 PG 754

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric S. Jenkins (NAME)	First American National Bank (NAME)	MAP 147-09
5031 Briarwood Drive (ADDRESS)	First American Center (ADDRESS)	PARCEL 111
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Virginia M. Mathews Smelser and husband, Leslie Smelser and Johnny P. McGahey, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric S. Jenkins, unmarried

HEREINAFTER CALLED THE GRANTEES, 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. 197 of Caldwell Country Estates, Section 1, as of record in Book 2663, Pages 68 and 69, Register's Office for Davidson County, Tennessee, described as follows: BEGINNING at a point on the southerly margin of Briarwood Drive and the north-westerly margin of said Briarwood Drive, 215 feet to the northeasterly corner of Lot No. 198; thence in a southerly direction with the easterly boundary line of said Lot No. 198, 345 feet to a point at the southeasterly corner of said Lot No. 198; thence in an easterly direction 219.6 feet to the southwesterly corner of said Lot No. 196; thence in a northerly direction with the easterly boundary line of said Lot No. 196, 390.1 feet to the point of beginning.

BEING the same property conveyed to James K. Mathews and wife, Virginia M. Mathews (now Virginia M. Mathews Smelser) Johnny P. McGayey by deed from Ellen Martin Heeney, Walter J. Heeney, Jr., Terrence Martin Heeney, Michael Patrick Heeney and Mary Beth Heeney, of record in Book 5123, Page 860, Register's Office for said County. The said James K. Mathews now being deceased.

The said Leslie Smelser joins in this conveyance to convey any and all marital interest he may have in said property.

unimproved ( )
This is improved (X) property, known as 5031 Briarwood Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said 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, 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 hand s this 5th day of December 19 95

Virginia M. Mathews Smelser
Virginia M. Mathews Smelser

Johnny P. McGahey
Johnny P. McGahey

Leslie Smelser
Leslie Smelser

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 Virginia M. Mathews Smelser and husband, Leslie Smelser and Johnny P. McGahey, unmarried

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of December, 19 95.

Commission expires January 20, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

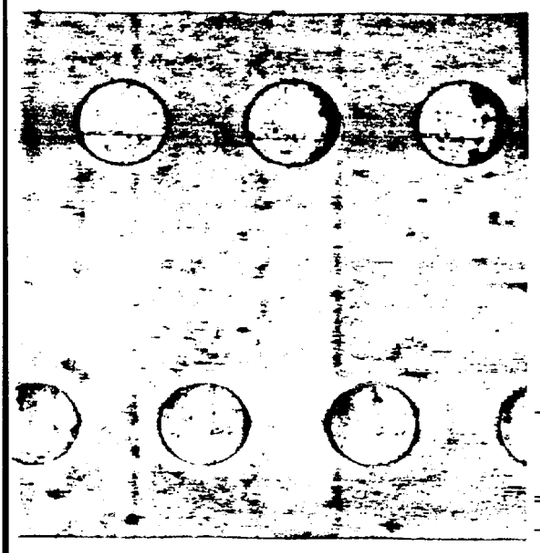
_____
Notary Public

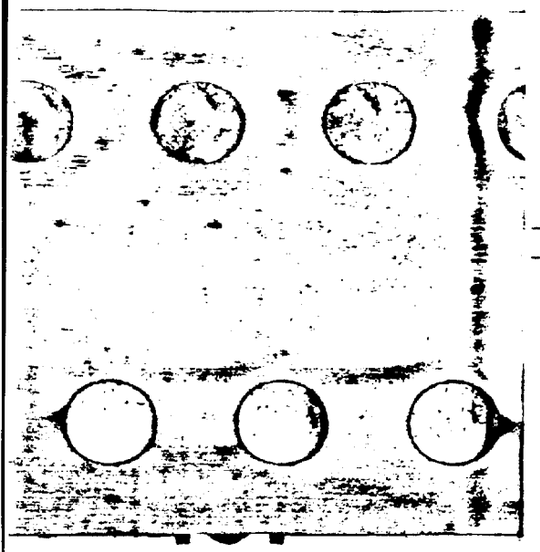
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0129515
IDENTIF. & REFERENCE

95 DEC -6 PM 12:44
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

5474 12/06 0101 03CHECK 453.00





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

RECEIVED OF _____

FOR _____

BOOK 9880 PG 756

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	
	120000.00
CON TX	444.00
PRFEE	1.00
WDEED	8.00
TOTAL	453.00
CHECK	453.00

12/06/95 01 12:45 0001 5474

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0129515
IDENTIF. # REFERENCE

95 DEC -6 PM 12:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 983962