File Box 51-A

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
Turner H. Todd and Clara Jo Todd
206 North First Street
Nashville, TN 37213

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

SEND TAX BILL:
To Owner
Turner & Clara Todd
4717 Whites Creek Pk.
Whites Creek TN 37189

MAP AND PARCEL:
MAP 82-14
GROUP
PARCEL 46

WARRANTY DEED

BOOK 9886 PG 684

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William J. Smyth, as Administrator pendente lite for The Estate of Robert W. Smyth (deceased)**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Turner H. Todd and wife, Clara Jo Todd**, 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:

TRACT I

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Wetmore's Second Addition to Edgefield, as of record in Book 11, page 295, Register's Office for said County, more particularly described according to a survey made by Barge, Waggoner & Sumner, Engineers, on August 6, 1971, as follows;

Beginning at an iron pin in the west margin of North First Street, said pin being located 20 feet north from the northwest intersection of North First Street and Oldham Street; thence North 83 deg. 21' West, 218.70 feet to an iron pin in the east margin of Alley No. 314; thence with the margin of said alley, North 9 deg. 33' West, 35.20 feet to another pin; thence North 80 deg. 45' East 210 feet to an iron pin in the west margin of North First Street; thence with the margin of same, South 9 deg. 33' East, 95.10 feet to the beginning.

TRACT II

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Wetmore's Second Addition to Edgefield, now East Nashville, as of record in Book 11, page 295, Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the westerly side of North First Street and runs back between parallel lines, 210 feet to an alley.

TRACT III

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of M.W. Wetmore's Addition to Edgefield, now

East Nashville, as of record in Book 11, page 295, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the westerly side of North First Street, formerly Whites Creek Pike, and runs back between parallel lines, 210 feet to an alley.

BEING the same property conveyed to Robert W. Smyth, by Trustee's Deed from James W. Price, Jr., Trustee, as of record in Book 8657, page 602, Register's Office for Davidson County, Tennessee.

The legal description used in this conveyance is the same as the previous transfer.

This is improved property known as 206 North First Street, Nashville, TN 37213.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Turner H. Todd and wife, Clara Jo Todd, their heirs and assigns, forever; and I, William J. Smyth, as Administrator pendente lite for The Estate of Robert W. Smyth (deceased), do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 12th day of December, 1995.

The Estate of Robert W. Smyth (deceased)

William J. Smyth ADMINISTRATOR

William J. Smyth, Administrator pendente lite

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William J. Smyth, Administrator pendente lite for The Estate of Robert W. Smyth (deceased), the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence),

and who acknowledged that it executed the within Warranty Deed for the purposes therein contained as the duly authorized and empowered Administrator pendente lite for The Estate of Robert W. Smyth (deceased).

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of December, 1995.

Adam R Smith
NOTARY PUBLIC

My Commission Expires: JUNE 19, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $290,000.00.

Clara J. Todd
AFFIANT

Subscribed and sworn to before me
this 12th day of December, 1995.

BOOK 9886PG686

Adam R Smith
NOTARY PUBLIC

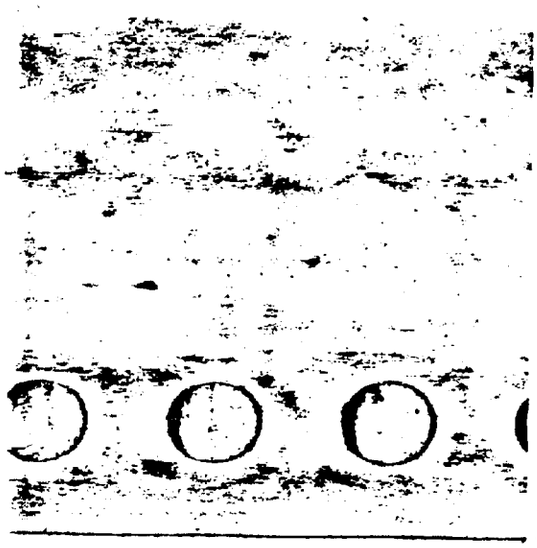
My Commission Expires: JUNE 19, 1999

7602 12/12 0101 03CHECK 1086.00

013437
IDENTIFICATION REFERENCE

95 DEC 12 PM 4:06
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

C:\WP51\WORK\CLOSINGS\GFA95530.WD



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

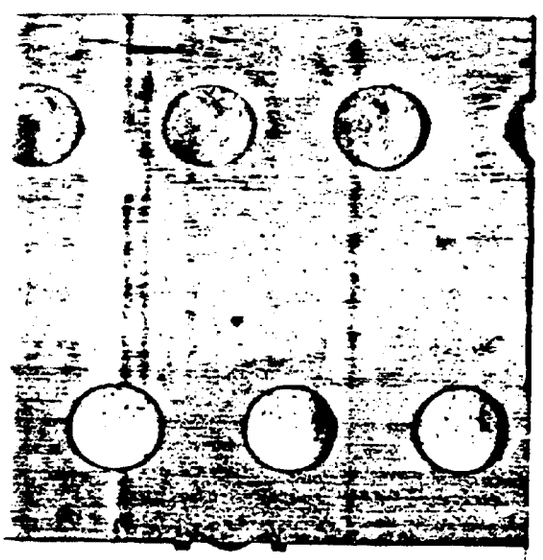
RECEIVED OF _____

FOR _____

BOOK 9886 PG 687

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 290000.00
CON TX 1073.00
PRFEE 1.00
MDEED 12.00
TOTAL 1086.00
CHECK 1086.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7602

0131437
IDENTIF. & REFERENCE

95 DEC 12 PM 4:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 986069