BOOK 9904 PG 400

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale, Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP &PARCEL:
Theodore E. Hillary etux 3416 Towne Village Rd. Antioch, TN 37013	New Owner	150-7-482

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $97,000.00.

X Theodore E. Hillary
AFFIANT

Sworn to and subscribed before me
this 29th day of December, 1995.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4-1-97

96 JAN -2 AM 8:24
FELIX Z. WALSHE REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0136657

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid and other good and valuable considerations, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, a part of which is the assumption of an indebtedness in the original principal sum of $76,150.00, dated May 29, 1986, to Commerce Union Bank, as secured by trust deed of record in Book 6874, page 702, Register's Office for Davidson County, Tennessee, which debt the Grantee herein assumes and agrees to pay as part payment of the purchase price; WE, DONALD W. SMITH AND WIFE, JUDY D. SMITH, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto THEODORE E. HILLARY AND WIFE, MARCIA L. HILLARY, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 540 on the Plan of Towne Village of The Country, Section V, of record in Book 6250, Pages 783 and 784, Register's Office for Davidson County, Tennessee.

Said Lot No. 540 fronts 55.55 feet on the northerly margin of Towne Village Road and extends back 127.74 feet on the easterly line and 141.90 feet on the westerly line to a broken line in the rear measuring 102.12 feet thereon.

Being the same property conveyed to Donald W. Smith and wife, Judy D. Smith by deed from Randall Phillips Builders, Inc. of record in Book 6874, Page 699, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Restrictive Covenants contained in instrument of record in Book 6767, Page 456, Register's Office for Davidson County, Tennessee.

2. Subject to all matters shown on the plan of record in Book 6250, Pages 783 and 784, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their 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.

This improved property is known as 3416 Towne Village Road, Antioch, TN 37013.

WITNESS our hands this 29th day of December, 1995, Franklin, Tennessee.

Donald W. Smith

Judy D. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, personally appeared Donald W. Smith and wife, Judy D. Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand this 29th day of December, 1995, Franklin, Tennessee.

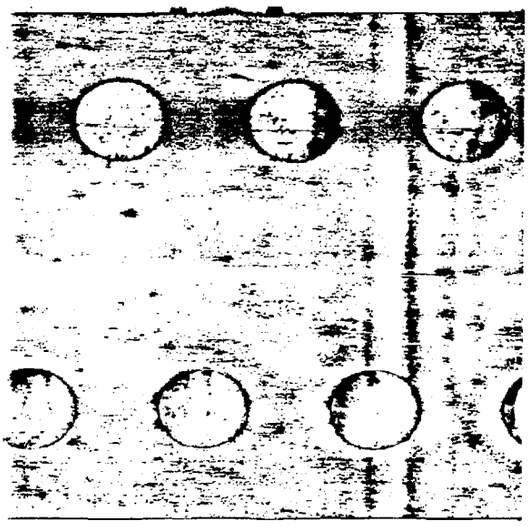
BRENDA BANKS HALE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

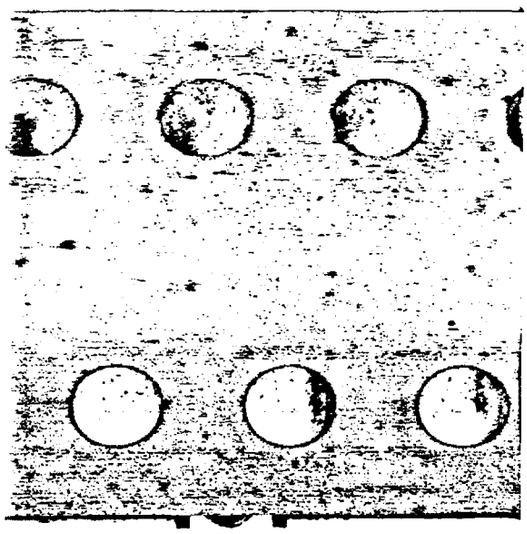
Notary Public

My Commission Expires:
4-1-97

My Commission Expires April 1, 1997

3280 01/02 0101 03CHECK 367.90





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

RECEIVED OF _____

FOR _____

BOOK 9904 PG 402

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 97000.00
CON TX 358.90
PRFEE 1.00
WDEED 8.00
TOTAL 367.90
CHECK 367.90

01/02/96 01 08:24 0001 3280

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0136657
IDENTIF. # REFERENCE

96 JAN -2 AM 8:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 991652