BOOK 9984 PG 810

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 98,000.00

Patricia Ann Smith
Affiant

Sworn to and subscribed before me this 19 day of March 1996.

NOTARY PUBLIC

My Commission Expires: 9-26-98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

96 MAR 20 PM 1:12
DAVIDSON COUNTY, TN.

PICK-UP

IDENTIF. & REFERENCE

0161905

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Patricia Ann Smith	Same	Map 91-15
4901 Elkins Ave		Par. 282
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rehab-it, L.L.C., hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Patricia Ann Smith, hereinafter called Grantee, her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Being the easterly 70 feet of the northerly half of Block 35 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for said County.
>
> Said part of Block No. 35 fronts 70 feet on the northerly side of Elkins Avenue, formerly Second Street, and runs between parallel lines with the westerly margin of 49th Avenue, North, formerly 8th Street, 180 feet to an alley.
>
> Being the same property conveyed to Rehab-it, L.L.C., by deed from Betty J. Faulkner and Anna V. Ledbetter, of record in Book 9949, page 41, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 4901 Elkins Avenue, Nashville, TN 37209.
>
> This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns forever; and we do covenant with the said Grantee 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, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 my our hand hands this 15 day of March, 1996.

REHAB-IT, L.L.C.

BY: _____
Name Title

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

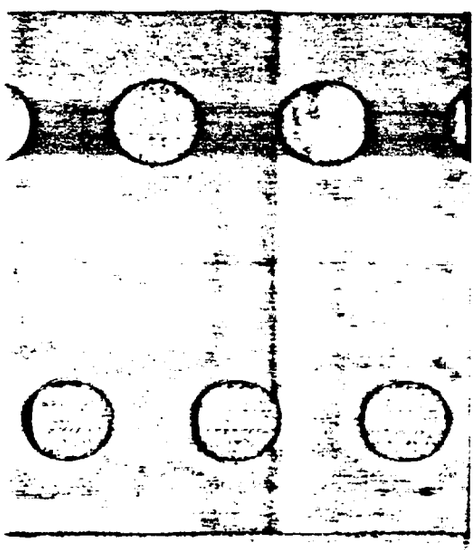
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dianne Battaglia, the President of REHAB-IT, L.L.C., the bargainor, to me personally known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she was duly authorized to execute the foregoing instrument for the purposes therein contained.

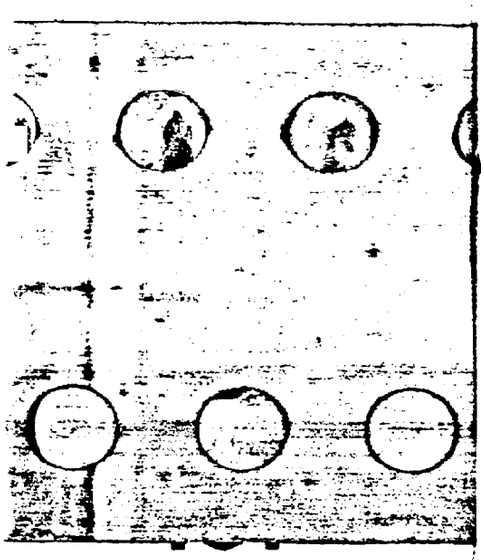
WITNESS my hand and official seal this 15 day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 9-26-98

0378 03/20 0101 03CHECK 371.60





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

RECEIVED OF _____

FOR _____

BOOK 9984 PG 812

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 98000.00
CON TX 362.60
PRFEE 1.00
WDEED 8.00
TOTAL 371.60
CHECK 371.60

03/20/96 01 13:13 0001 0378

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0161905
IDENTIF. # REFERENCE

96 MAR 20 PM 1:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1018425