This Instrument
Prepared By:
Kemper & McLemore, P.L.C.
144 Second Avenue, North, Suite 333
Nashville, TN 37201
Map 118-8 Parcel 137

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, Eugene Blake, and wife, Mary P. Blake, hereinafter called the "Grantors", have bargained and sold and do hereby transfer and convey unto Kevin B. Smith, and wife, Karen D. Smith, hereinafter called the "Grantees", their heirs and assigns forever, certain real estate and all fixtures thereon and appurtenances thereto located in Davidson County, Tennessee, hereinafter referred to as the "Property", more particularly described as follows:

Being Lot No. 303 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register Office for said County, described as follows:

Said Lot No.303 fronts 50 feet on the westerly side of Kline Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Eugene Blake and wife, Mary P. Blake, by deed from Joe S. Fields and wife, Elnora Ann Fields, of record in Book 9447, page 607, Register's Office for Davidson County, Tennessee.

This is improved property known as 2419 Kline Avenue, Nashville, Tennessee 37211.

BOOK 10045 PG 952

THAT Grantors:

(1) covenant that they are lawfully seized and possessed of and has a perfect right to convey the Property, and that it is unencumbered, except for:

(a) current taxes which are to be prorated between the parties and assumed by the Grantees;

(b) subject to all matters of record;

(2) will forever warrant and defend the title unto Grantees and to their successors and assigns against all lawful claims; and,

(3) will give possession of said property with Deed.

IN WITNESS WHEREOF, Grantor s have executed this Deed as of the 9th day of May, 1996 at Nashville, Davidson County, Tennessee.

Eugene Blake

Eugene Blake

Mary P. Blake

Mary P. Blake

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Theorda P. Wilkins, of the state and county aforesaid, personally appeared Eugene Blake and Mary P. Blake with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and the within-named bargainors, executed the foregoing instrument for the purpose therein contained, by signing their names thereto.

WITNESS my hand and seal at office in Nashville, Tennessee, this 9th day of May, 1996.

Theodora P. Wilkins

Theorda P. Wilkins, Notary Public

My Commission Expires: July 26, 1996

Name and Address of Property Owner:

Kevin B. & Karen D. Smith
2419 Kline Avenue
Nashville, TN 37211

Person or Entity Responsible For Payment of Property Taxes:

Kevin B. & Karen D. Smith
2419 Kline Avenue
Nashville, TN 37211

BOOK 10045 PG 953

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $85,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Kevin B. Smith, Affiant

Sworn to and subscribed before me this 9th day of May, 1996.

Theodora P. Wilkins

Theodora P. Wilkins, Notary Public

My Commission Expires: July 26, 1996

96 MAY -9 PM 4:23
FELIX Z. BRASHEAR, REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0180425
IDENTIF. → REFERENCE

95 05 15 09 3.00 323.50 FEE



OFFICIAL RECEIPT

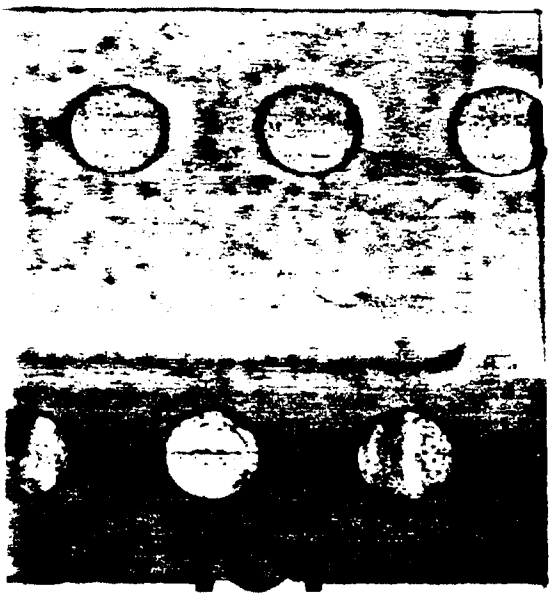
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	85000.00
			CON TX	314.50
			PRFEE	1.00
			MDEED	8.00
			TOTAL	323.50
			CHECK	323.50
05/09/96	01	16:26	0001	0145



BOOK 10045 PG 954

0180425
IDENTIF. ← REFERENCE

96 MAY -9 PM 4:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1038136