This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Jim B. Smith
2607 Winford Avenue
Nashville, TN 37211

SEND TAX BILL:
To Owner

BOOK 10046 PG 248

MAP AND PARCEL:

MAP	118-12
PARCELS	27/26
MAP	118-8
PARCELS	202/201

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Walter H. McCreary, married hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey my 20% undivided interest unto Jim B. Smith, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lots Nos. 201, 202, 203 and 204 on the Revised and corrected plan of Thompson and Rings Subdivision of Edenwold Park, of record in Plat Book 332, Page 29, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Shirley S. Hames as to a 55% undivided interest by deeds of record in Book 7011, Page 91 and Book 7530, Page 376;Jim B. Smith as to a 25% undivided interest by deed of record in Book 7530, Page 376; and Walter H. McCreary, as to a 20% undivided interest by deeds of record in Book 7011, Page 91 and Book 7530, Page 376, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by SBA of record in Book 7014, Page 567, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan.

This conveyance subject to Covenant running with the land as described in document of record in Book 6706, Page 186; and such easements and setback lines of record in Plat Book 332, Page 29, said Register's Office.

This is improved property known as 2607 Winford Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jim B. Smith, his heirs and assigns, forever; and I, Walter H. McCreary, married do covenant with the said Grantee that I am lawfully seized and possessed of a 20% undivided interest of said land in fee simple, have a good right to convey it; 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 Grantee, his 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.

BOOK 10046 PG 249

Witness my hand this the 15 day of November, 1995.

Walter H. McCreary

STATE OF GEORGIA)
COUNTY OF Fulton)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Walter H. McCreary, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Atlanta, Georgia, this the 15th day of November, 1995.

NOTARY PUBLIC

My Commission Expires: Notary Public, Fulton County, Georgia
My Commission Expires August 9, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 50,000.00.

AFFIANT

Subscribed and sworn to before me this 14th day of November, 1995.

NOTARY PUBLIC
My Commission Expires: 3/22/97

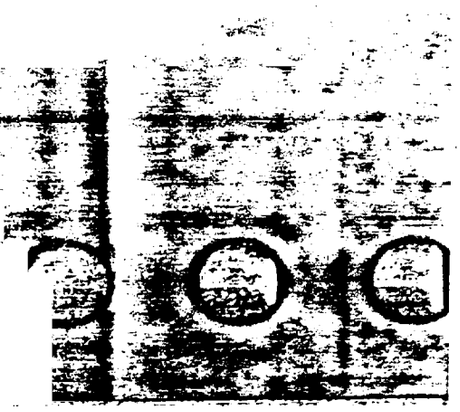
0180531
IDENTIF. ↑ REFERENCE

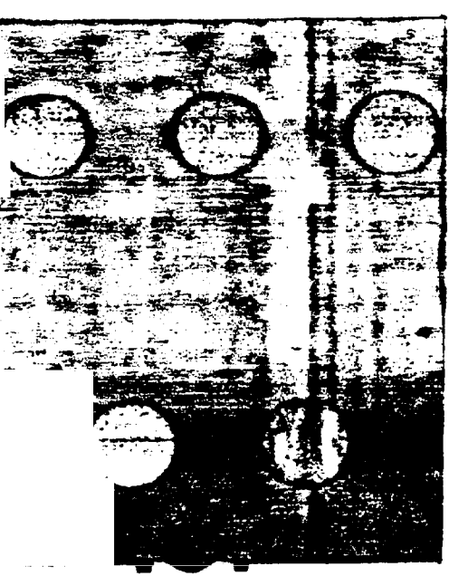
96 MAY 10 AM 8:59
CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

2777 05/10/96 10:01 030BEDK 194.00

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





RECEIVED OF _____

FOR _____

BOOK 10046 PG 250

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 50000.00
				CON TX 135.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 194.00
				CHECK 194.00
			05/10/96 01	09:01 0001 0277

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0180531
IDENTIF. ← REFERENCE
96 MAY 10 8:59
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1038264