File Box 9B
First Title and Escrow Company, Inc. **WARRANTY DEED**

PLEASE DO NOT PUBLISH THIS TRANSACTION

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10082 PG 859

No. 13924

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SCOTT A. SMITH (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	104-9
3519 Richland Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 353 (STREET ADDRESS)	153
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Louisville, Kentucky 40201-0353 (CITY) (STATE) (ZIP)	26W 2385

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, SAMUEL JOSEPH MOORE AND WIFE, JULIA SAMS MOORE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SCOTT A. SMITH AND HAL G. CATO, both unmarried as joint tenants with the right of survivorship and not as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 60 Block 3 on the Plan of Richland Realty Co. Division "A", as of record in Plat Book 161, page 151, Register's Office for Davidson County, Tennessee, and further described according to a survey by Ragan-Smith & Associates, Inc., dated October 10, 1979, as follows:

Beginning at a point in the southeasterly margin of Richland Avenue, said point being 436.50 feet west of the westerly margin of Park Circle; thence, running southeasterly 200.00 feet to an iron pin; thence westerly 67.00 feet to an iron pin; thence, northwesterly 200.00 feet to an iron pin in the southerly margin of Richland Avenue; thence, in an easterly direction with said Avenue, 60.00 feet to the point of beginning.

Being the same property conveyed to Samuel Joseph Moore and wife, Julia Sams Moore by deed from Dennis L. Bowers and Quintin L. Quackenbush, both unmarried of record in Book 9306, page 703, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1996 which have been prorated and assumed by the Grantees; and (2) All matters appearing on the plan of record in Plat Book 161, page 151, Register's Office for Davidson County, Tennessee.

96 JUN 11 AM 11:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0191507

unimproved ( )
This is improved (XX) property, known as 3519 Richland Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of May, 19 96

Samuel Joseph Moore by Betty Borth — Julia Sams Moore by Betty Borth

SAMUEL JOSEPH MOORE By Betty Borth Attorney-in-Fact by Power-of-Attorney recorded simultaneously herewith

JULIA SAMS MOORE By Betty Borth Attorney-in-Fact by Power-of-Attorney recorded simultaneously herewith.

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____

_____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Betty Borth, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Samuel Joseph Moore and wife, Julia Sams Moore, the makers, and is authorized by the makers to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of May, 1996.

Notary Public

My commission expires: 11/20/96

BOOK 10082 PG 860

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 469,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 19 96

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

SAMUEL JOSEPH MOORE AND WIFE, JULIA SAMS MOORE

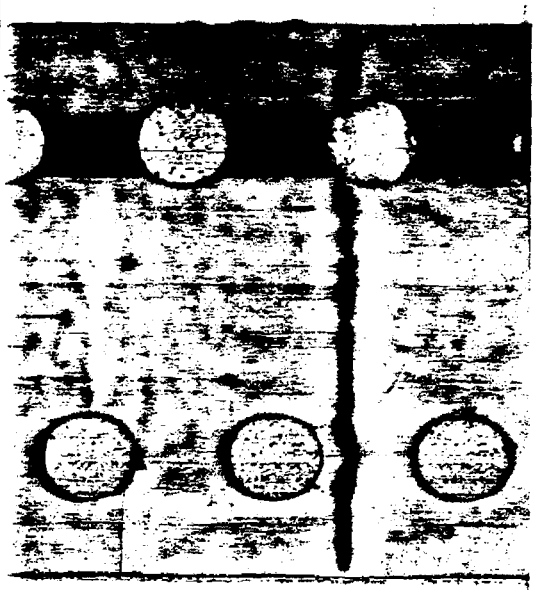
TO

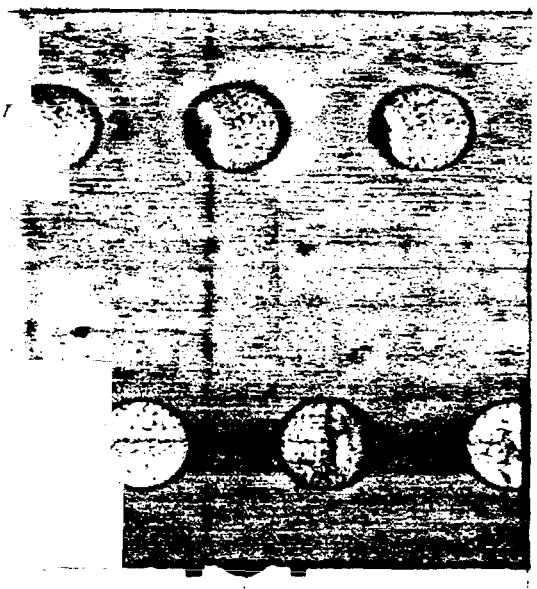
SCOTT A. SMITH AND HAL G. CATO

2144 06/11 0101 02CHECK 1744.30

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10082 PG 861

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 469000.00
CON TX 1735.30
PRFEE 1.00
WDEED 8.00
TOTAL 1744.30
CHECK 1744.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/11/96 07 FCTA 0001 2144

0191507
IDENTIF. ↑ REFERENCE

96 JUN 11 AM 11:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1049982