WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

Book 10107 PG 561

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JOHN D. CLAYBROOK (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	130-1
113 Blackburn Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 35140 (STREET ADDRESS)	184
Nashville, Tennessee 37205 (CITY) (STATE) (P O ZIP)	Louisville, KY 40232 (CITY) (STATE) (ZIP)	7DZ29840

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, FLEMING SMITH, III AND WIFE, SHANNON SUMMERS SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN D. CLAYBROOK AND WIFE, FLORENCE C. CLAYBROOK

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 Lot No. 115 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 421, pages 94 and 95, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Fleming Smith, III and Shannon Summers, both unmarried by deed from Merrill Lynch Relocation Management, Inc., a California corporation of record in Book 6406, page 902, said Register's Office. The said Fleming Smith III and Shannon Summers having since married and vesting title in Fleming Smith, III and wife, Shannon Summers Smith.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; (2) Easement of record in Book 5408, page 76; and (3) All matters appearing on the Plan of record in Plat Book 421, pages 94 & 95, said Register's Office.

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1353.25

unimproved ( )
This is improved (XX) property, known as 113 Blackburn 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 28th day of June, 1996.

FLEMING SMITH, III

SHANNON SUMMERS SMITH

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FLEMING SMITH, III AND WIFE, SHANNON SUMMERS SMITH with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of June, 19 96.

My commission expires 1/25/97 Notary Public Carol R. Lewis

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 _____

BOOK 10107 PG 562

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 362,500.00

John D Claybrook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 1996

MY COMMISSION EXPIRES: 1/25/97 (AFFIX SEAL)

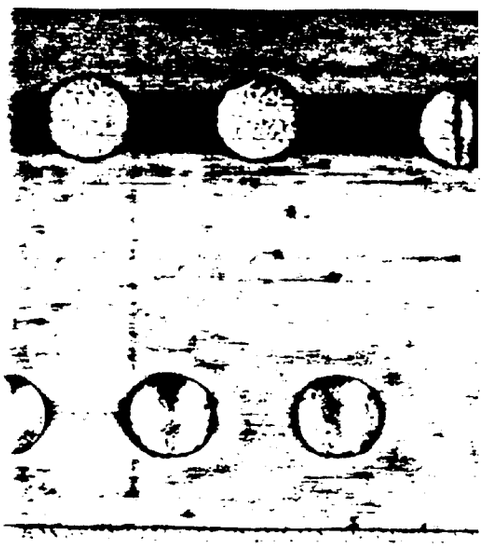
Carol R. Lewis
Notary Public

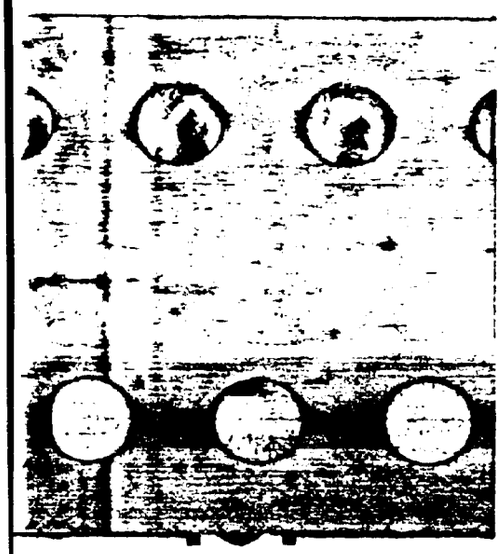
WARRANTY DEED

FROM FLEMING SMITH, III AND WIFE, SHANNON SUMMERS SMITH

TO JOHN D. CLAYBROOK AND WIFE, FLORENCE C. CLAYBROOK

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 110 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 10107 PG 563

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
362500.00
CON TX 1341.25
PRFEE 1.00
WDEED 8.00
TOTAL 1350.25
CHECK 1350.25

07/02/96 01 10:49 0001 0621

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199373
IDENTIFICATION REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

No. 1058356