File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 10110 PG 592

#13990

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
DOUGLASS B. SMITH (NAME)	NEW OWNER (NAME)	117-6
3421 Hampton Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	82
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA24315

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, ANNE LUCY W. GARDNER, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUGLASS B. SMITH AND WIFE, MARGARET J. SMITH

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 the westerly 40 feet of the southerly part of Lot No. 26 and the easterly 70 feet of the southerly part of Lot No. 27 on the Plat of Hillsboro Heights, not of record, described as follows:

Beginning on the southerly margin of Hampton Avenue at a point 1160 feet west of the center line of 23rd Avenue South, said point being the N.W. corner of the property conveyed to D.W. Thompson, Jr. and wife, by deed from Loiette Hampton Hume, et al, of record in Book 1049, page 245, Register's Office for said County; thence with said Thompson's westerly line, southwardly 344.5 feet, more or less, to the northerly line of Lot No. 32; thence with the northerly line of Lots Nos. 32 and 31, westwardly 110 feet to the S.E. corner of the property conveyed to Elbert S. Craig by deed from Loiette Hampton Hume, et al, of record in Book 1023, page 177, said Register's Office; thence with said Craig's easterly line northwardly 345 feet, more or less, to the southerly margin of Hampton Avenue; thence with said Avenue eastwardly 110 feet to the beginning.

Being the same property conveyed to Anne Lucy W. Gardner by deed from Loiette Hampton Hume and husband, Foster Hume, Jr., Melinda Hampton Wortham and husband, E.A. Wortham, Frances Hampton Currey and husband, Brownlee O. Currey, Lulu Hampton Owen and husband, Ralph Owen, and Lulu R. Hampton and husband, E. L. Hampton of record in Book 1117, page 55, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees.

This is improved (XX) unimproved ( ) property, known as 3421 Hampton Avenue, Nashville, Tennessee 37215

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, 19 96

Per Anne Lucy W. Gardner Reg. Stmt. Gardner - Tenancy in Fact

ANNE LUCY W. GARDNER
BY: JAMES C. GARDNER, JR., ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED IN BOOK 10099, PAGE 618, REGUSTEP'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 _____

BOOK 10110 PG 593

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, JAMES C. GARDNER, JR. with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said ANNE LUCY W. GARDNER and is authorized by the said ANNE LUCY W. GARDNER to execute this instrument on her behalf.

Witness my hand, at Office, this 28th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 11/26/96

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 19 96

MY COMMISSION EXPIRES: 11/26/96 (AFFIX SEAL)

Notary Public

RECEIVED FOR RECORD
JUL 3 PM 3:04
REGISTER'S OFFICE

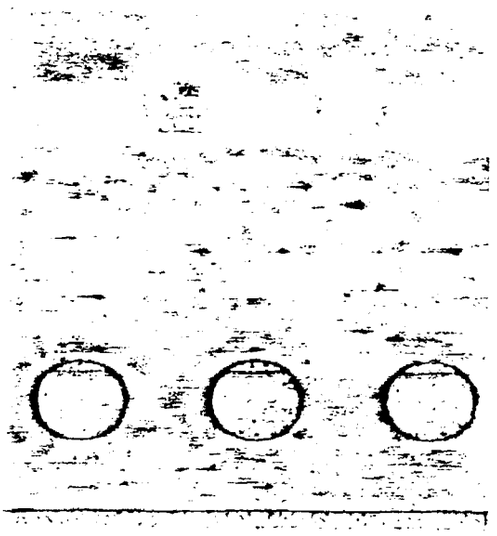
0200137

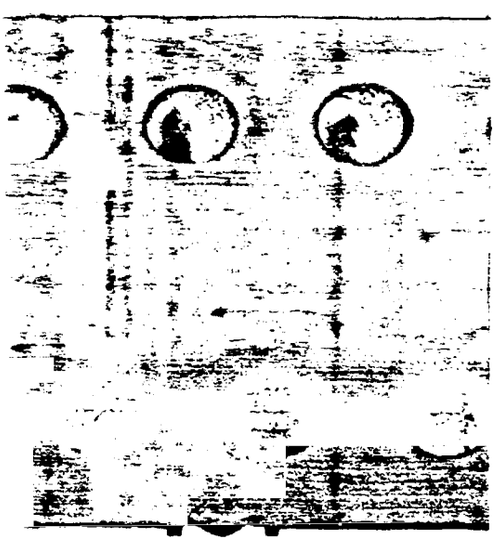
WARRANTY DEED

FROM
ANNE LUCY W. GARDNER

TO
DOUGLASS B. SMITH AND WIFE,
MARGARET J. SMITH

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite IIC The Paddock
220 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 10110 PG 594

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	
	285000.00
CON TX	1054.50
PRFEE	1.00
WDEED	8.00
TOTAL	1063.50
CHECK	1063.50

07/03/96 01 15:07 0001 1453

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0200137
IDENTIFICATION REFERENCE

96 JUL -3 PM 3:04
REGISTER
DAVIDSON CO. TENN.

No. 1059182