WARRANTY DEED

SUSAN B. NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Sept. 18, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON BK 10154 PG 607

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 435,000.00

Carol Lathan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August 19 96

Susan B. Nichols
Notary Public

MY COMMISSION EXPIRES: Sept 18, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T. Scott Smith	NationsBanc Mortgage Corporation	103-13-0 050.00
(NAME)	(NAME)	
6111 Hickory Valley Road	P.O. Box 105076	8DZ 52040
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Atlanta, GA 30348-5076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, James Allen Kennedy and wife, Audrey Bradford Kennedy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO T. Scott Smith and wife, Kaye S. Smith

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

CERTAIN tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows:

BEING Lot No. 115 on the Plan of Hillwood Estates, Section 7, as of record in Book 2133, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Allen Kennedy by deed of record in Book 2296, page 523, Register's Office, Davidson County, Tennessee. Quitclaim Deed to James Allen Kennedy and wife, Audrey Bradford Kennedy of record in Book 9163, page 229 and Book 9679, page 250, said Register's Offce.

The legal description contained herein is the same as in the previous deed of record.

James Allen Kennedy, Jr. executed this instrument on behalf of James Allen Kennedy and Audrey Bradford Kennedy pursuant to a Power of Attorney which is being placed of record currently herewith.

J. Allen Kennedy and James Allen Kennedy being one and the same person.

unimproved ( )
This is improved (X) property, known as 6111 Hickory Valley Road, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 7th day of August 19 96

James Allen Kennedy by James Allen Kennedy Jr. atty in fact
James Allen Kennedy by James Allen Kennedy, Jr., Attorney-in-fact

Audrey Bradford Kennedy by James Allen Kennedy Jr. atty in fact
Audrey Bradford Kennedy by James Allen Kennedy, Jr., Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____19_____ .

Commission expires _____

_____
Notary Public

_____

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ 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, the within named James Allen Kennedy, Jr. with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of James Allen Kennedy and Audrey Bradford Kennedy as their Attorney in Fact as the free act and deed of the within named James Allen Kennedy and Audrey Bradford Kennedy.

Witness my hand and official seal at Nashville, Tennessee, August 7, 1996.

_____
Notary Public

Expires 11-20-96

02139940

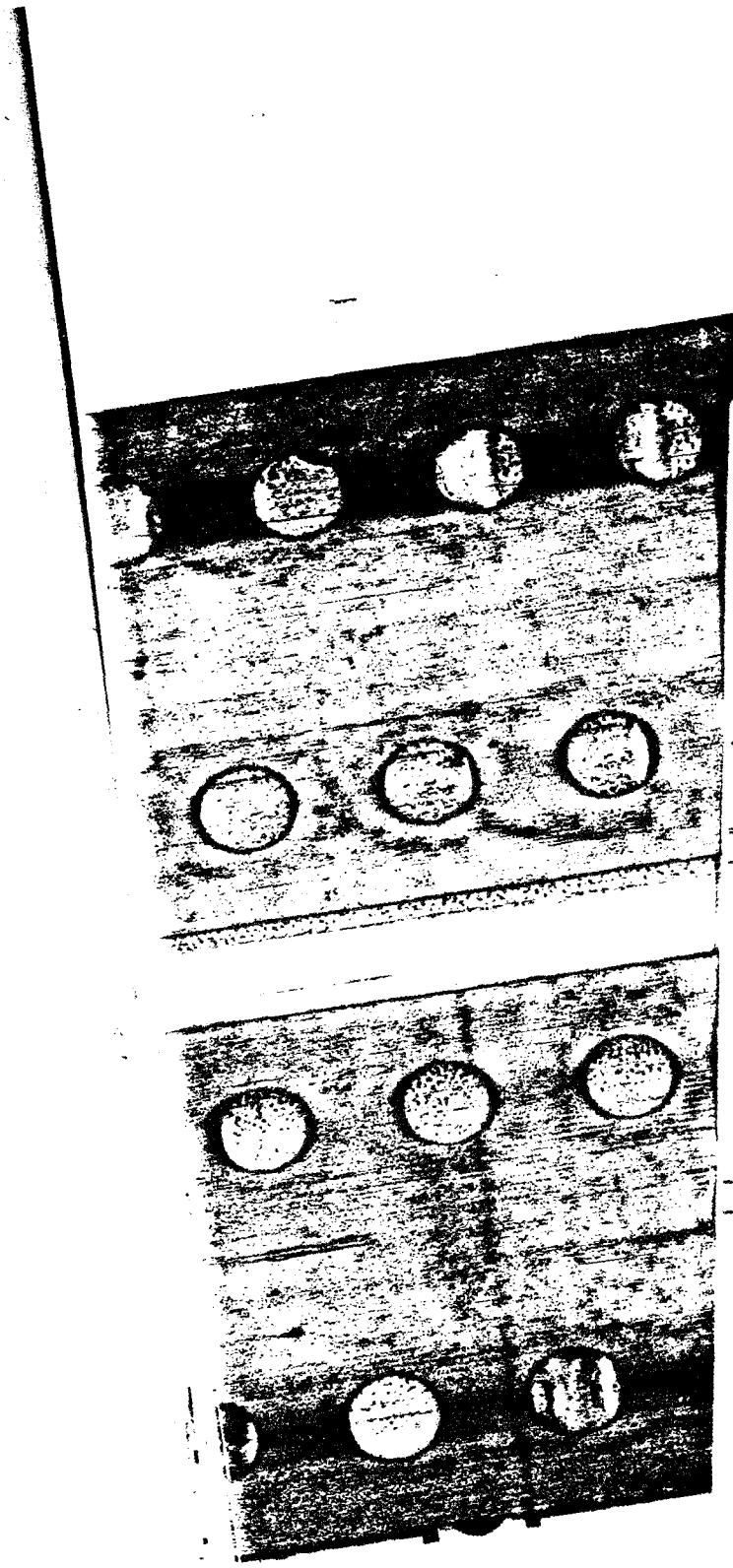
IDENTIF. & REFERENCE

96 AUG 13 AM 9:13

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

5384 08/13 0101 03CHECK

1613.50



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

RECEIVED OF _____

FOR _____

BOOK 10154 PG 609

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	
				435000.00
			CON TX	1609.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1618.50
			CHECK	1618.50
08/13/96	01		09:14 0001	6384

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0213940
IDENTIF. ↑ REFERENCE

96 AUG 13 AM 9:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1018970