BOX 58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 23,000.00

Rose M. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September 19 96

Paula M. Harris
Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 22, 1997
(AFFIX SEAL)

BOOK 10192 PG 414

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rose M. Smith	NEW OWNER	MAP 70-15
(NAME)	(NAME)	
2423 18th Avenue North Court	221 Spring Hill Drive	PARCEL 24
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Smyrna, TN 37167	
(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, Charles Berry, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rose M. Smith, a married person

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:

Land in Davidson County, Tennessee, being Lot No. 29 Riverview Gardens, Section I, of record in Book 3600, page 46, Register's Office for Davidson County, Tennessee.

Said Lot fronts 25.6 feet along the northerly margin of the terminus of 18th Avenue N. Court, and thence back between lines measuring 93 feet along the easterly line and 120.8 feet along the southwesterly line, to a line in the rear measuring 104.9 feet thereon.

Being the same property conveyed to Charles Berry by deed from Melville W. Mays, Jr. and wife, Carolyn Mays, of record in Book 10141, page 113, Register's Office for Davidson County, Tennessee, and by quitclaim deed from Dorothy Duncan Mays, of record in Book 10156, page 546, said Register's Office.

The above legal description is the same as used in the prior Deed.

This conveyance is subject to the Plan of record in Plat Book 3600, page 46; any and all restrictive covenants and/or easements running with the land and taxes for the current year which have been prorated day of close and assuemed by the Grantee.

This is unimproved ( ) improved (X) property, known as 2423 18th Avenue North Court, Nashville, TN 37208
(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 my hand this 16th day of September, 19 96

Charles E Berry

Charles Berry

BOOK 10192 PG 415

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 Charles Berry, a single person

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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of September, 19 96

Commission expires _____

Notary Public

My Commission Expires Nov. 22, 1997

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

IDENTIF. & REFERENCE

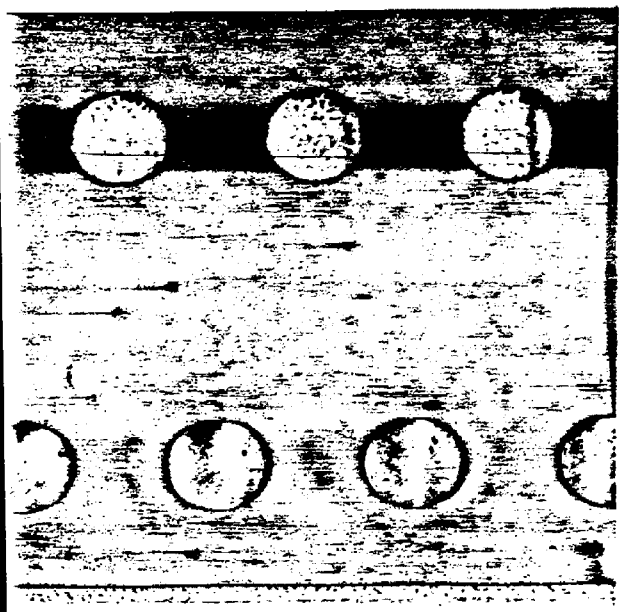
96 SEP 16 PM 2:37

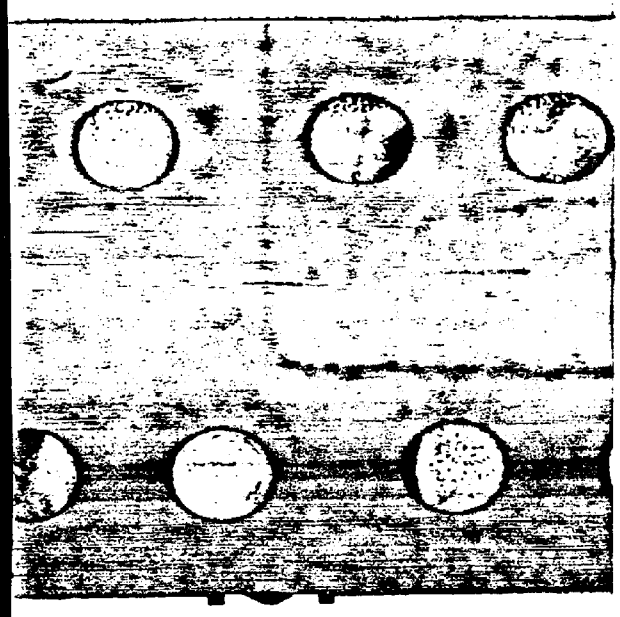
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0225843

9117 09/16 0101 03CHECK

94-10





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10192 PG 416

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	23000.00
			DON TX	85.10
			PRFEE	1.00
			WDEED	8.00
			TOTAL	94.10
			CHECK	94.10
09/16/96	01	14:40	0001	9117

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0225843
IDENTIF. # REFERENCE

96 SEP 16 PM 2:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1031558