THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

BOOK 10198 PG 432

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Paul Hennis, et ux 907 Oxford Court Brentwood, TN 37037	Same as New Owner	Map 7 Parcel 52 Field Book 10D 21700

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, HAZEL A. SMITH, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto PAUL HENNIS and wife, DOROTHY J. HENNIS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING at a point on the northwesterly margin of Highway 41-E, about 3-1/2 miles North of Goodlettsville, at the northwest corner of the property conveyed to Amos B. Crawford and wife, by deed from J. D. Greer and wife, of record in Book 1786, page 516, Register's Office for Davidson County, Tennessee; thence along said Crawford's northwesterly line, North 25 deg. 12' East 304 feet to a point in the line of Mrs. Leona Greer's Homeplace Tract; thence with her line North 61 deg. 57' West 109.63 feet to twin cedars; thence South 52 deg. 55' West 289.97 feet to the Northeast margin of said Highway 4-1E; thence with the margin of same South 51 deg. 52' East 84.42 feet, South 52 deg. 47' East 100 feet, and South 53 deg. 20' East 65.58 feet to the beginning.

BEING the same property conveyed to Benjamin Smith and wife, Hazel A. Smith, by deed from Lillie A. Mayes, a single woman, of record in Book 4938, page 40, Register's Office for Davidson County, Tennessee. And, the said Benjamin Smith died, intestate, on May 5, 1993, at which time the property became vested in his surviving spouse, Hazel A. Smith, in fee simple. Hazel A. Smith represents and warrants that all debts and obligations owing by Benjamin Smith during his lifetime or by reason of his death, have been fully paid and satisfied.

INCLUDED in the above property description but expressly EXCLUDED from this conveyance is that property conveyed to the State of Tennessee by deed of record in Book 6099, page 697, and rerecorded in Book 6106, page 84, said Register's Office.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1583 Springfield Highway, Goodlettsville, TN 37072.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1996, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to right of way deed to the State of Tennessee of record in Book 6099, page 697, rerecorded in Book 6106, page 84, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on this the 19th day of September, 1996.

"GRANTOR"

Hazel A. Smith
HAZEL A. SMITH

"GRANTEES"

Paul Hennis
PAUL HENNIS

Dorothy June Hennis
DOROTHY J. HENNIS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAZEL A. SMITH and PAUL HENNIS and wife, DOROTHY J. HENNIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 19th day of September, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $82,500.00.

Paul Hennis
Affiant

Sworn to and subscribed before me, this the 19th day of September, 1996.

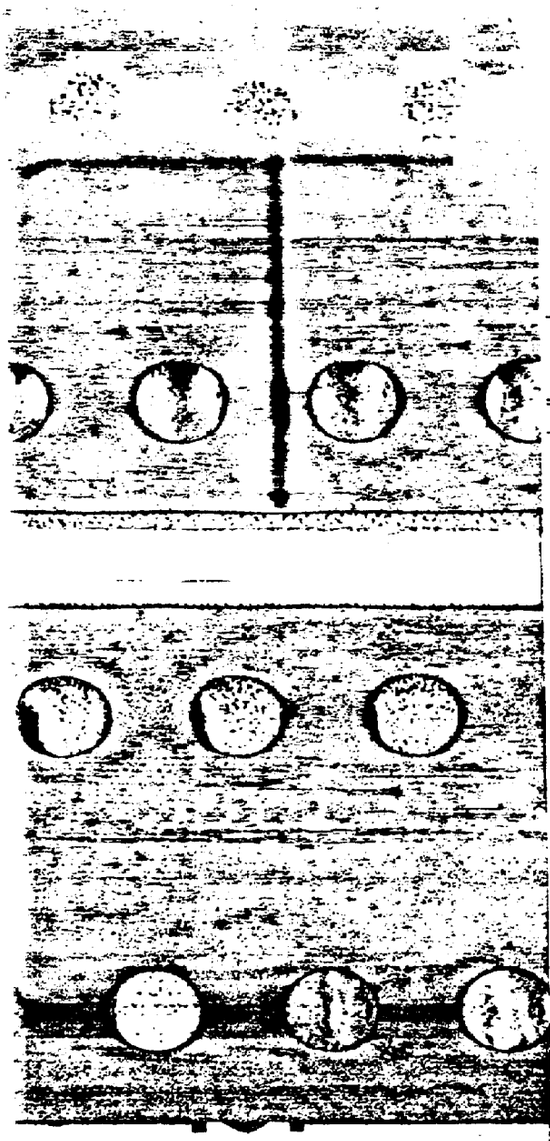
Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

0227737
IDENTIFICATION REFERENCE

96 SEP 23 AM 8:49
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0101 03CHECK 314.25



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

RECEIVED OF _____

FOR _____

BOOK 10198 PG 434

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 82500.00
				CON TX 305.25
				PRFEE 1.00
				WDEED 8.00
				TOTAL 314.25
				CHECK 314.25
			09/23/96 01	08:51 0001 1142

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227737
IDENTIF. # REFERENCE

96 SEP 23 AM 8:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1033553