BOOK 10245 PG 834

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jb) Title No: 38341
Dav. Co. File: Box 8

96 NOV -1 AM 11:12
ELIA[illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
02424 43

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lois Ractliffe 108 Keyway Drive Nashville, Tennessee 37205	AmSouth Bank 333 Union Street Nashville, Tennessee 37201

TAX MAP-PARCEL NUMBERS: 130-1-16

WARRANTY DEED

6862 11/01 0101 03CHECK 702.75

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dudley D. Smith and spouse, Julie S. Smith,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lois Ractliffe, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

LAND in Davidson County, Tennessee, being the northwesterly part of Lot No. 60 on the plan of West Meade Farms, Section III, as of record in Book 1835, page 4, Register's Office for Davidson County, Tennessee. Said part of said Lot No. 60 fronts 100.0 feet on the northerly margin of Keyway Drive, and extends back 151.9 feet on the westerly line, and 149.6 feet on the easterly line, to a line on the rear on which it measures 104.0 feet.

BEING the same property conveyed to Dudley D. Smith and spouse, Julie S. Smith by deed from Deborah Mathews and spouse, Douglas C. Mathews of record in Book 8353, page 190, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.
This is improved property, known as: 108 Keyway Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of October, 1996.

Dudley D. Smith

Julie S. Smith

State of Tennessee
County of Davidson

On this 31st day of October, 1996, before me the undersigned authority, personally appeared **Dudley D. Smith** and **Julie S. Smith**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

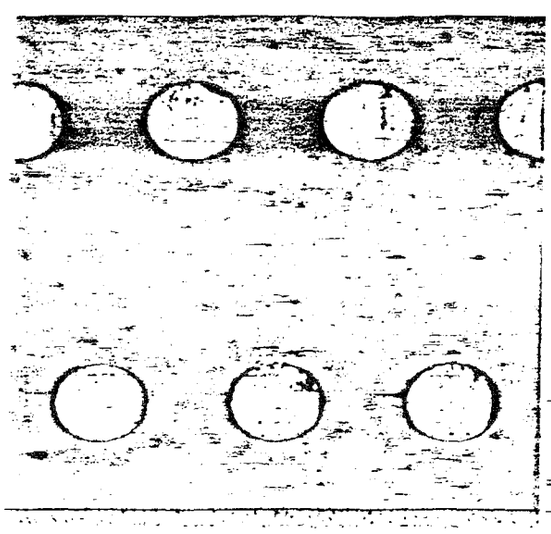
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 187500.00

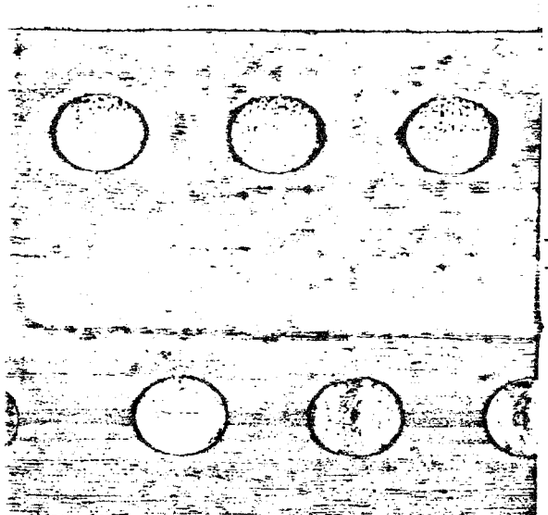
Affiant

Sworn and subscribed before me on the 31st day of October, 1996.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 10245 PG 836

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	
				187500.00
			CON TX	693.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	702.75
			CHECK	702.75
11/01/96	01		11:14 0001	6862

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242443
IDENTIF. # REFERENCE

96 NOV -1 AM 11:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1083803