THIS INSTRUMENT PREPARED BY:

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

BOOK 10249 PG 953

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Todd E. Smith, et ux 3904 Chasepoint Place Joelton, TN 37080	Same as New Owner	Map 22 P/O Parcel 31 Field Book 14D 24600

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, A & L BUILDERS, INC. (the assumed name of Marrowbone Allen Management Group, Inc.), and MARROWBONE ALLEN MANAGEMENT GROUP, INC., a Tennessee Corporation, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto TODD E. SMITH and wife, SUSAN S. SMITH, 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:

> Being Lot No. 2 on the Plan of Chase Pointe, Section One of record in Book 9700 at page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to A & L Builders, Inc. (the assumed name of Marrowbone Allen Management Group, Inc.) and Marrowbone Allen Management Group, Inc., a Tennessee Corporation, by deed from Chase Pointe Properties, LLC, a TN Limited Liability Company, of record in Book 9951, page 802, Register's Office for said County.
>
> GRANTORS further conveys to the GRANTEES, their heirs or assigns, a 1/55 interest in the common areas of Chase Pointe, all sections, including but not limited to the two lights at the entrance way, the stone walls at the entrance way, the berm on Union Hill Road and all surrounding areas.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The mailing address for said property is 3904 Chasepoint Place, Joelton, TN 37080.

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 the GRANTORS do covenant with the said GRANTEES, that the GRANTORS are 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, which have been prorated between the parties and will be paid, in full, by the Escrow Closing attorney, at closing.

2. Subject to any and all matters as they may appear on the plan of record in Book 9700, page 97, said Register's Office.

3. Subject to Restrictive Covenants for Chase Pointe (all sections) of record in Book 9948, page 904, said Register's Office.

And the GRANTORS do further covenant and bind themselves, their successors or assigns, 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 28th day of October, 1996.

"GRANTORS"

A & L BUILDERS, INC. (the assumed name of Marrowbone Allen Management Group, Inc.)

BY: _____
KEENAN E. ALLEN, President

BY: _____
STEVE D. LANE, Vice-President

BY: _____
KEVIN B. ALLEN, Secretary

MARROWBONE ALLEN MANAGEMENT GROUP, INC., a Tennessee Corporation

BY: _____
KEENAN E. ALLEN, President

BY: _____
STEVE D. LANE, Vice-President

BY: _____
KEVIN B. ALLEN, Secretary

"GRANTEES"

_____
TODD E. SMITH

_____
SUSAN S. SMITH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TODD E. SMITH and wife, SUSAN S. SMITH, 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 28th day of October, 1996.

_____
NOTARY PUBLIC

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared KEENAN E. ALLEN, STEVE D. LANE and KEVIN B. ALLEN, with whom I am personally acquainted and who acknowledged themselves to be the President, Vice-President and Secretary, respectively of A & L BUILDERS, INC., (the assumed name of Marrowbone Allen Management Group, Inc.), the bargainor, a corporation, and as such President, Vice-President and Secretary, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by themselves as President, Vice-President and Secretary.

WITNESS my hand and official seal, this the 28th day of October, 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 }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared KEENAN E. ALLEN, STEVE D. LANE and KEVIN B. ALLEN, with whom I am personally acquainted and who acknowledged themselves to be the President, Vice-President and Secretary, respectively of MARROWBONE ALLEN MANAGEMENT GROUP, INC., the bargainor, a corporation, and as such President, Vice-President and Secretary, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by themselves as President, Vice-President and Secretary.

WITNESS my hand and official seal, this the 28th day of October, 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 $151,500.00.

Affiant

Sworn to and subscribed before me, this the 28th day of October, 1996.

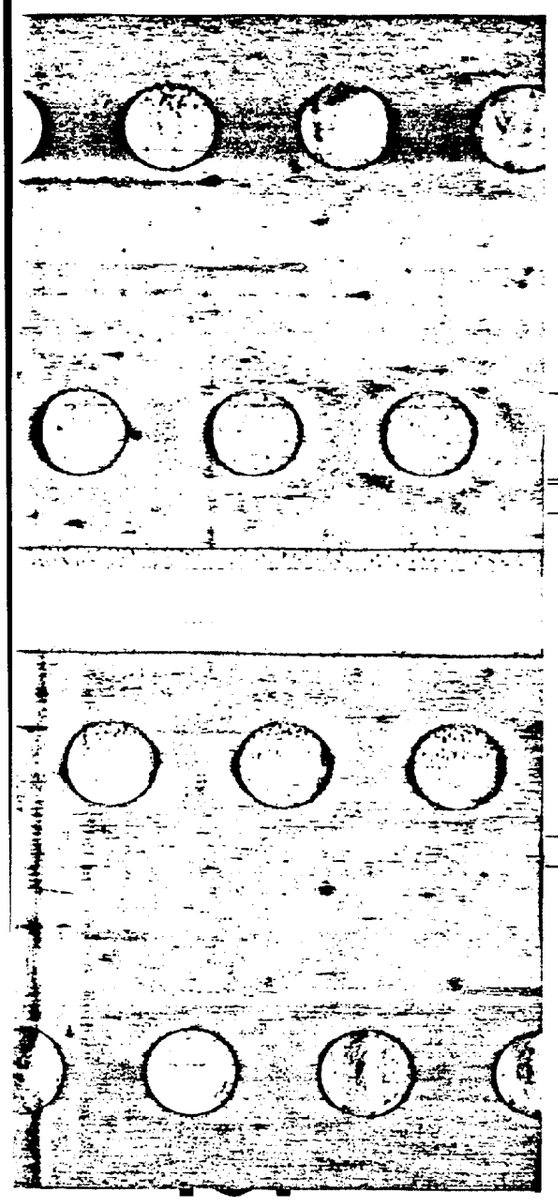
Patsy C. Davidson
NOTARY PUBLIC

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

0243644
IDENTIF. & REFERENCE

96 NOV -5 AM 9:57
REGISTER
DAVIDSON COUNTY, TN.

9:36 11/05 0101 03CHECK 573.55



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

RECEIVED OF _____

FOR _____

BOOK 10249 PG 956

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 151500.00
				CON TX 560.55
				PRFEE 1.00
				WDEED 12.00
				TOTAL 573.55
				CHECK 573.55
11/05/96	01			09:59 0001 8136

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0243644
IDENTIF. # REFERENCE

96 NOV -5 AM 9:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1085063