RECORD AND RETURN TO:

BOOK 10252 PG 241

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35012)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 155,000.00
William S. Packard
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF November 19 96
Notary Public
MY COMMISSION EXPIRES 7/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William S. Packard (NAME)	Sierra Western Mortgage Company (NAME)	86-4-A-50
408 Old Oak Way (ADDRESS)	4851 LBJ Freeway, Suite 506 (ADDRESS)	4D 93328
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Dallas, Texas 75244 (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, Samuel L. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William S. Packard and wife, Maureen P. Packard

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:

BEING Lot 35 on the Plan of Oakcrest, Phase 2A, of record in Plat Book 6900, Page 881, Register's Office for Davidson County, Tennesse, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Samuel L. Smith by deed from Lorrie S. Smith of record in Book 8799, Page 429, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

0244283
IDENTIF. & REFERENCE
96 NOV -6 PM 3:38
KAY C. SLOAN, REGISTER
DAVIDSON COUNTY, TN.

unimproved (
This is improved ( ) property known as 408 Old Oak Way, Hermitage, TN 37076
(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 unincumbered 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 1st day of November 19 96

Samuel L. Smith
Samuel L. Smith

RECORD AND RETURN TO:

BOOK 10252 PG 242

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 Samuel L. Smith

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 1st day of November, 1996.

Commission expires 7/25/98

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 _____.

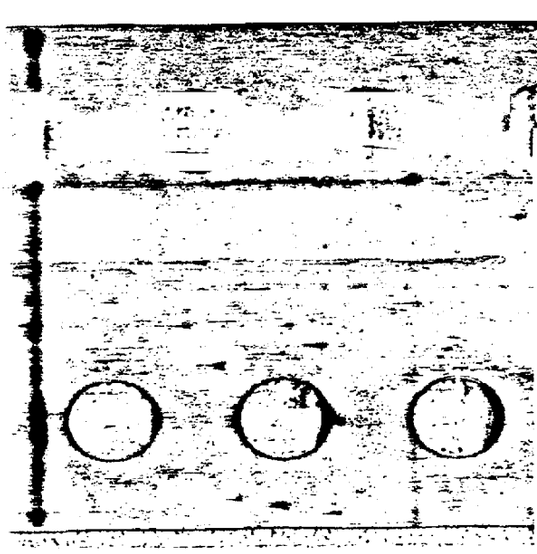
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

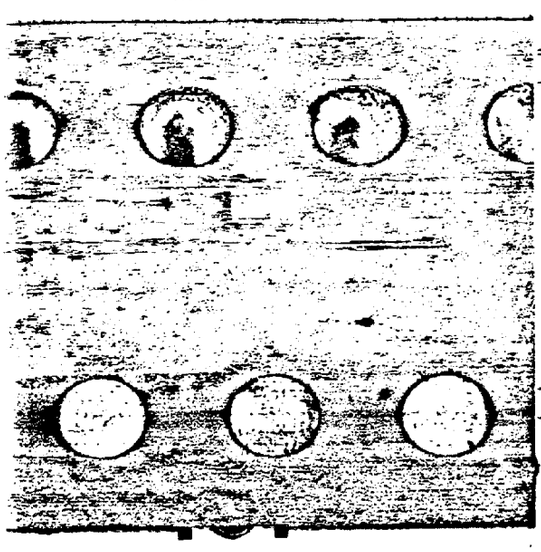
My commission expires _____

Notary Public

1996 11:35 3:01 03CHECK 582.50

RECORD AND RETURN TO:





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

RECEIVED OF _____

FOR _____

BOOK 10252 PG 243

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	
				155000.00
			CON TX	573.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	582.50
			CHECK	582.50

11/06/96 01 15:12 0001 8842

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0244283
IDENTIF. # REFERENCE

96 NOV -6 PM 3:39

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

No. 1085764