0250176

IDENTIF. REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 NOV 26 AM 9:13

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (jb) Title No: 38331
Dav. Co. File: Box 8

BOOK 10270 PG 982

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Timothy L. Smith Michelle M. Smith 889 Oak Valley Lane Nashville, Tennessee 37220	SUNTRUST BANK, NASHVILLE, N. A. 201 Fourth Avenue North Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 146-02-005

WARRANTY DEED

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 **James Thornton Riley and spouse, Mary Sharp Riley,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy L. Smith and spouse, Michelle M. Smith,** 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 Lot No. 16 on the Plan of Oak Hill Valley Subdivision of record in Plat Book 1835, Pages 15 and 16, Register's Office for said County.

SAID Lot No. 16 fronts 207.88 feet on the southerly margin of Oak Valley Lane and extends back 236.59 feet on the westerly line and 272.93 feet on the east line to a dead line in the rear, measuring 249.03 feet thereon.

BEING the same property devised to a life estate to Mary Hughes Sharp for her life, with remainder over to James Thornton Riley and wife, Mary Sharp Riley by deed from W. D. Regen, Jr., and wife, Emma Beasley Regen of record in Book 2936, Page 57, Register's Office for said County.

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

The property herein conveyed is subject to restrictive covenants of record in Book 1788 Page 186, Book 1809, Page 539, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Mary Sharp Riley by James Thornton Riley as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 889 Oak Valley Lane, Nashville, Tennessee 37220

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 22nd day of November, 1996.

James Thornton Riley

Mary Sharp Riley, By: James Thornton Riley, Atty-In-Fact

James Thornton Riley

State of Tennessee
County of Davidson

On this 25th day of November, 1996, before me the undersigned authority, personally appeared **James Thornton Riley,** 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.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires 9/18/99

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: $ 230000.00

Affiant

Sworn and subscribed before me on the 22nd day of November, 1996.

Notary Public

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires 9/18/99

BOOK 10270 PG 984

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 **James Thornton Riley**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Mary Sharp Riley**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of November, 1996.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires 9/18/

EXHIBIT "A"
To
WARRANTY DEED

FROM: James Thornton Riley and Mary Sharp Riley

TO: Timothy L. Smith and Michelle M. Smith

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

James Thornton Riley, Affiant

Sworn to and subscribed before me this

25th day of November, 1996.

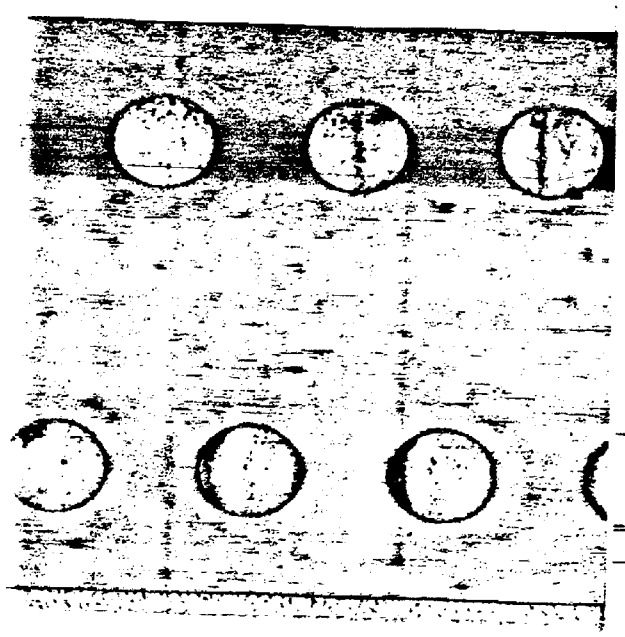
Notary Public

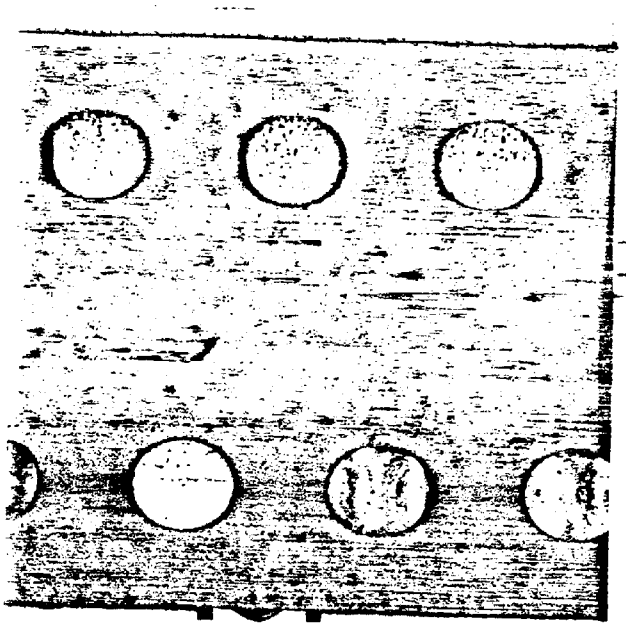
My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/

9350 11/26 01:01 03CHECK 864.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10270 PG 985

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	
				230000.00
			CON TX	851.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	864.00
			CHECK	864.00
11/26/96	01		09:13 0001	9350

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02501 76
IDENTIF. & REFERENCE

96 NOV 26 AM 9:13
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1092038