This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Robert E. Christy and Laura Christy
721 Newhall Drive
Nashville, TN 37206

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 083-14
PARCEL 204
23W-04050

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Robert V. Smith, a widower hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Robert E. Christy and wife, Laura Christy, as tenants by the entirety, 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 the easterly 44 feet of Lot Nos. 87 and 88, on the Plan of Edgefield Land Company's First Subdivision, of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee, described as follows:
>
> SAID parts of Lots 87 and 88 front 44 feet on the northerly side of Lillian Avenue and run back northerly between parallel lines 122.4 feet, more or less, to an alley, together with that part of closed Alley #762, by Metropolitan Ordinance No. 079-89.
>
> Being the same property conveyed to Robert V. Smith and wife, Alma S. Smith, by deed from Marie Roberts et al, heirs at law of Leila Smith of record in Book 5136, Page 229, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Easement retained by Metropolitan Government in Ordinance No. 079-89.
Taxes for 1996 have been pro-rated and paid.

This is improved property known as 1703 Lillian Street, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert E. Christy and wife, Laura Christy, their heirs and assigns, forever; and I, Robert V. Smith, a widower 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 I 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 20th day of December, 1996.

Robert V. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert V. Smith, a widower 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 20th day of December, 1996.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 29,000.00.

AFFIANT

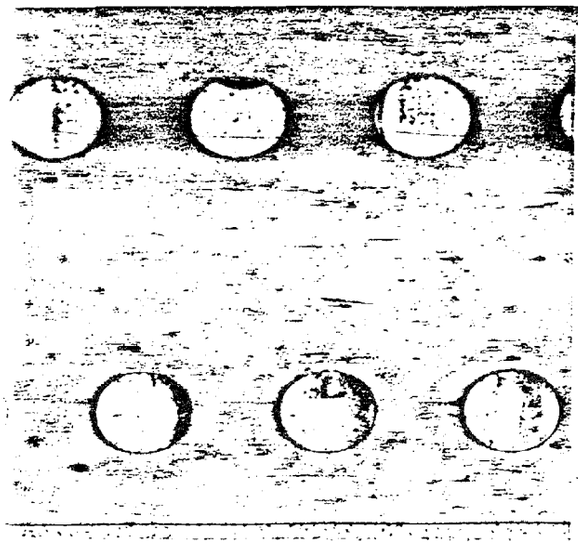
Subscribed and sworn to before me this 20th day of December, 1996.

NOTARY PUBLIC
My Commission Expires: 3/22/97

0258270
IDENTIF. # REFERENCE

96 DEC 23 PM 12:36
DAVIDSON COUNTY, TN.

83969 12/23 0101 03CHECK 116.30



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

RECEIVED OF _____

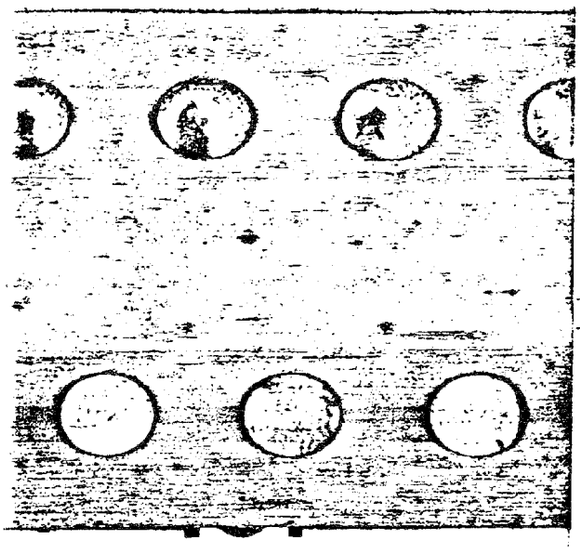
FOR _____

BOOK 10299 PG 117

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 29000.00
				CON TX 107.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 116.30
				CHECK 116.30
12/23/96	01			12:38 0001 8399

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



02258270
IDENTIF. & REFERENCE

95 DEC 23 PM 12:36
REGISTER
DAVIDSON COUNTY, TN.

No. 1100972