THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10316 PG 452

The actual consideration or value, whichever is greater, for this transfer is $ 25,000.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 7th day of January 1997

Notary Public

My Commission Expires: 11.22.97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
J. KEVIN GRIFFEY 107 S. 12th Street Nashville, Tennessee 37206	J. Kevin Griffey 1421 Calvin Avenue Nashville, TN 37206	MAP 83-9 PARCEL 248

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY FIVE THOUSAND AND NO/100---------- ---------- (S 25,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, BOBBY FRED SMITH, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto J. KEVIN GRIFFEY AND WIFE, KELLY ANN GRIFFEY

hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the northerly 64.0 feet of Lots Nos. 22 and 23 on the Plan of East Edgefield Addition to Nashville as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

SAID northerly part of Lots Nos. 22 and 23 front together 64.0 feet on the easterly side of 12th, formerly Pine, Street and run back between parallel lines with the southerly margin of an alley 100.0 feet to the westerly line of Lot No. 24 in said Addition.

BEING the same property conveyed to Bobby Fred Smith by Installment Deed from Lelia Sumner Little, Mildred Sumner Jones and Robert D. Sumner of record in Book 4636, page 937, Register's Office for Davidson County, Tennessee.

This is improved property known as 107 S. 12th Street, Nashville, Tennessee 37206

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 s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE s that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of East Edgefield Addition to Nashville of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, _their_ heirs and assigns. against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I_ have hereunto set _my_ hand___on this the __7th___ day of ___January_____, 19 _97_.

Bobby Fred Smith

BOBBY FRED SMITH

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 BOBBY FRED SMITH, UNMARRIED, 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 this ___7th___ day of ___January____ , 19 97 .

Mitchell A Watts

My Commission Expires: November 22, 1997 Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 _____.

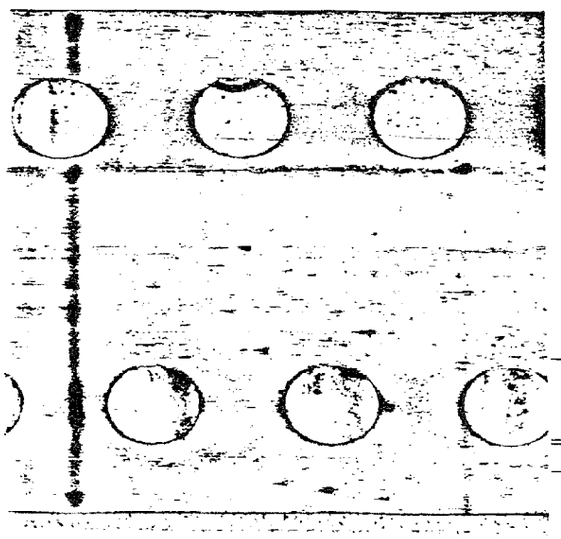
Witness my hand and official seal this _____day of _____ , 19 ____.

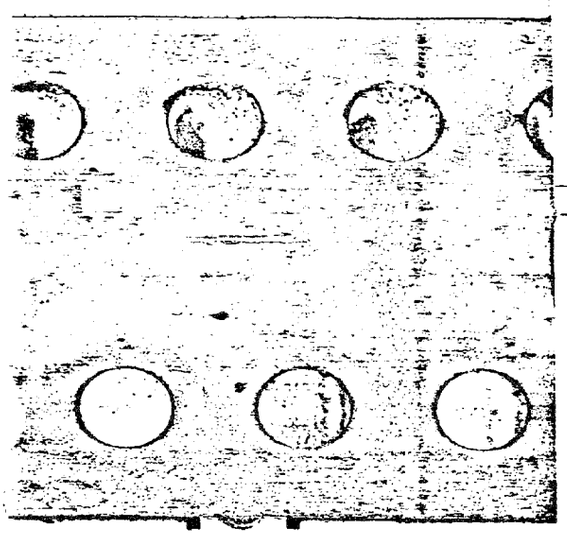
My Commission Expires: _____ Notary Public

0263132
IDENTIFICATION REFERENCE

97 JAN 10 AM 9:14
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

3719 01/10 0101 03CHECK 101.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10316 PG 454

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 25000.00
				CON TX 92.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 101.50
				CHECK 101.50
			01/10/97 01	09:15 0001 3719

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0263132

IDENTIF. & REFERENCE

97 JAN 10 AM 9:14

FELIX Z. WILSON, II REGISTER

DAVIDSON COUNTY, TN.

No. 1106243