File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

BOOK 10346 PG 656

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

#14392

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHARLES E. SMITH	NEW OWNER	MAP 143=2=C
(NAME)	(NAME)	
767 Harpeth Trace Drive		PARCEL 5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221		FB 9DZ73045
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, CHARLES R. KRIVCHER AND WIFE, ILSA S. KRIVCHER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES E. SMITH AND WIFE, PATRICIA ANN SMITH

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 5 on the Plan of Harpeth Knoll, as of record in Plat Book 5200, page 764, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles R. Krivcher and wife, Ilsa S. Krivcher by deed from Morris EshaghpourContracting Corporation of record in Book 8117, page 83, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6280, page 478; (3) By-Laws of record in Book 6280, page 486; (4) Dedication of common area of record in Book 6353, page 228; (5) Charter of record in Book 6272, page 636, amended in Book 8176, page 699; (6) Easements of record in Book 6380, page 201, and in Book 7465, page 719; and (7) All matters appearing on the Plan of record in Plat Book 5200, page 764, said Register's Office.

97 FEB 11 AM 10:15
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0272186

5411 02/11 0101 03CHECK 571.40

unimproved ( )
This is improved (XX) property, known as 767 Harpeth Trace Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 7th day of February, 1997

Charles R. Krivcher
CHARLES R. KRIVCHER

Ilsa S. Krivcher
ILSA S. KRIVCHER

BOOK 10346 PG 657

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES R. KRIVCHER AND WIFE, ILSA S. KRIVCHER with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 7th day of February, 19 97.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 19 97.

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

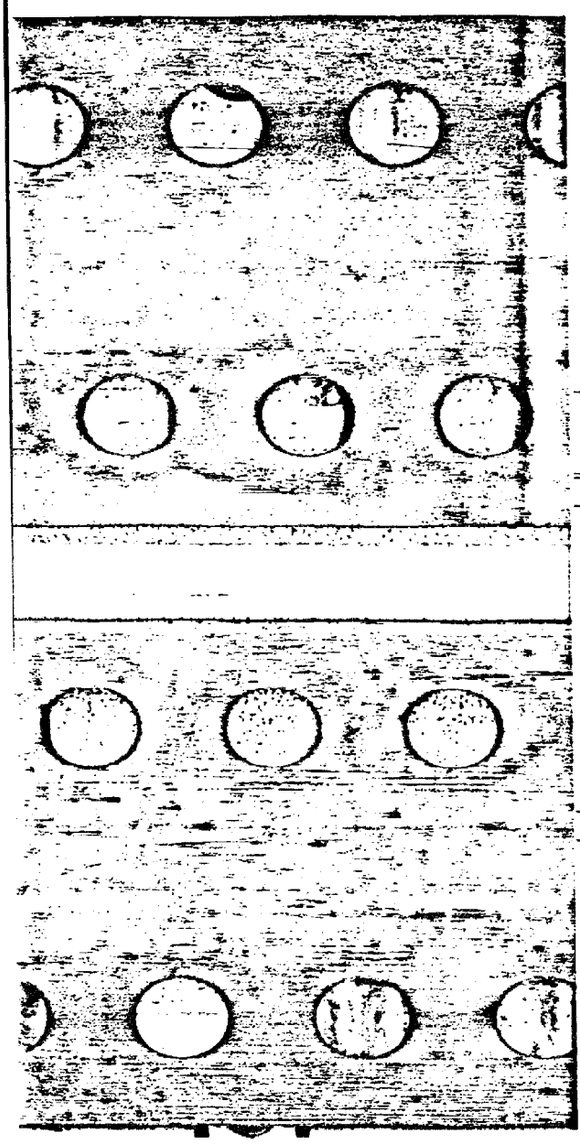
Notary Public

WARRANTY DEED

FROM
CHARLES R. KRIVCHER AND WIFE,
ILSA S. KRIVCHER

TO
CHARLES E. SMITH AND WIFE,
PATRICIA ANN SMITH

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 10346 PG 658

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	
				152000.00
			CON TX	562.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	571.40
			CHECK	571.40

02/11/97 01 10:19 0001 5411

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0272186
IDENTIF. # REFERENCE

97 FEB 11 AM 10:15
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1115889