BOOK 10349 PG 797

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV 2636820

STATE OF TENNESSEE }
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00.

Brian J. Smokler
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF February, 1997.

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct #003143
Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brian J. Smokler and wife (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	
3513 Rainbow Place (ADDRESS)	P.O.Box 1675 (ADDRESS)	118-14-52
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Caraopolis, PA 15108 (CITY) (STATE) (ZIP)	OH-07100

Warranty Deed

For and in Consideration of the sum of $ 186,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we James Andrew Knestrick, joined by his spouse, Julie Andrews Knestrick

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto Brian J. Smokler and wife, Mary Ann Smokler

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

Land in Davidson County and being the south part of Lot No. 86, together with a 15-foot strip of land from or "out-of" Winston Place (now abandonded) extending adjacent to and along the south border (boundary) of said south part of Lot No. 86, all as shown on the Map of Woodmont Boulevard Section of Marengo Park, as of record at Book 1130, page 2, and as more completely described in the deed as of record at Book 8948, page 694, both in the Register's Office for said County, and both to which reference is hereby made and the same incorporated herein for a complete description of said part of said lot together with said adjacent 15-foot strip of land.

Being all the same property conveyed to the grantor herein by deed as of record at Book 8948 , page 694 , said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit: said plan of record at Book 1130, page 2, said Register's Office.

The said Julie Andrews Knestrick joins herein for the sole and express purpose of conveying any and all right, title, and/or interest she has in the above described property as the spouse of said James Andrew Knewstrick.

0273131
IDENTIFICATION REFERENCE

97 FEB 14 AM 11:00
DAVIDSON COUNTY, TN.

PICK-UP

~~unimproved (=)~~ =
This is improved (X) property, known as 3513 Rainbow Place, Nashville, TN 37204
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 14th day of February, 19 97.

James Andrew Knestrick

Julie Andrews Knestrick

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James Andrew Knestrick and wife, Julie Andrews Knestrick, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of February, 19 97.

My Commission expires:
11-27-99

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

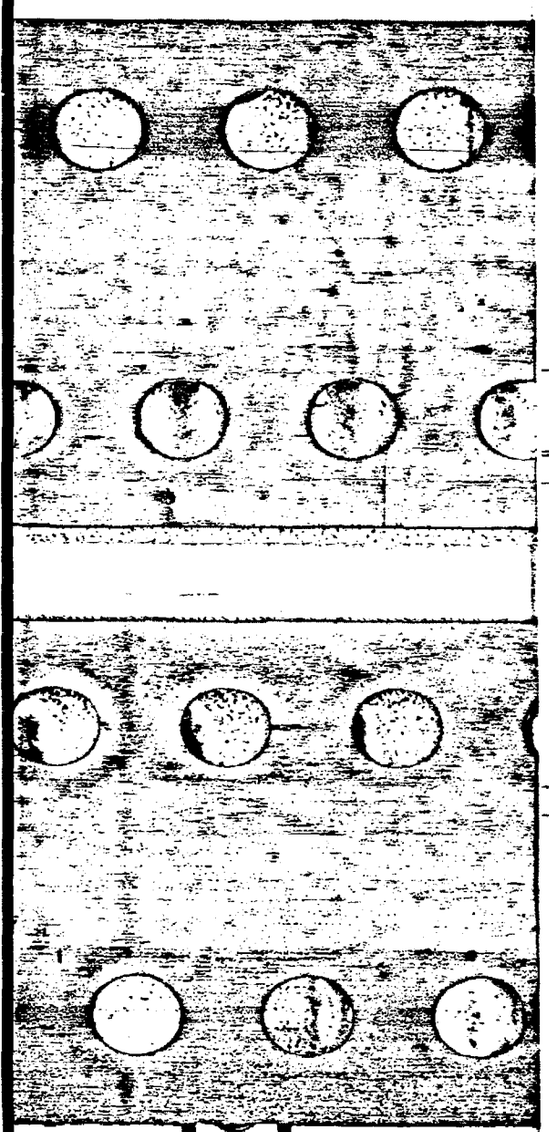
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

Notary Public

64537 02/14/97 0101 03 CHECK 97.20

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

BOOK 10349 PG 799

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 186000.00
CON TX 688.20
PRFEE 1.00
WDEED 8.00
TOTAL 697.20
CHECK 697.20

02/14/97 01 11:04 0001 6463

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

027313 IDENTIF. # REFERENCE

97 FEB 14 AM 11:00

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

No. 1116926