FILE BOX 7 SATURN FILE #35243

This instrument prepared by:
SHERRARD & ROE, PLC (KAB)
424 Church Street, Suite 2000
Nashville, Tennessee 37219-3304

BOOK 10360 PG 642

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Cynthia M. Smith and Kimberly R. Hope 3805 Princeton Ave. Nashville, TN 37205	Regency Mortgage Services 5395 Roswell Road Atlanta, GA 30342	104-9-1 26W-665

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Joy L. Moran (hereinafter referred to as the "Grantor"), does hereby, transfer and convey to Cynthia M. Smith and Kimberly R. Hope, as tenants in common (hereinafter referred to collectively as the "Grantees"), certain real estate being a parcel of land located in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

SEE Exhibit A ATTACHED.

This is improved property known as 3805 Princeton Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, and the Grantees' heirs, successors and assigns forever. Grantor covenants that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property and that the Property is unencumbered, except for the matters described in Exhibit B attached hereto (the "Permitted Exceptions").

Excepting only the Permitted Exceptions, Grantor further covenants and binds herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to the Property to the Grantees and to the Grantees' heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the 21st day of February, 1997.

Joy L. Moran
JOY L. MORAN

0276567
IDENTIF. ↑ REFERENCE

FILED 25 FEB 97 8:12:19
RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TENNESSEE

127584 3714 - 0001 Rev: 02/21/97 11:32 AM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joy L. Moran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within bargainor, who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 21st day of February, 1997.

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/28/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $197,500.00, and no other monetary consideration.

Richard F. Bryan
AFFIANT

Sworn to and subscribed before me this 21st day of February, 1997.

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/28/98

EXHIBIT A

BOOK 10360 PG 644

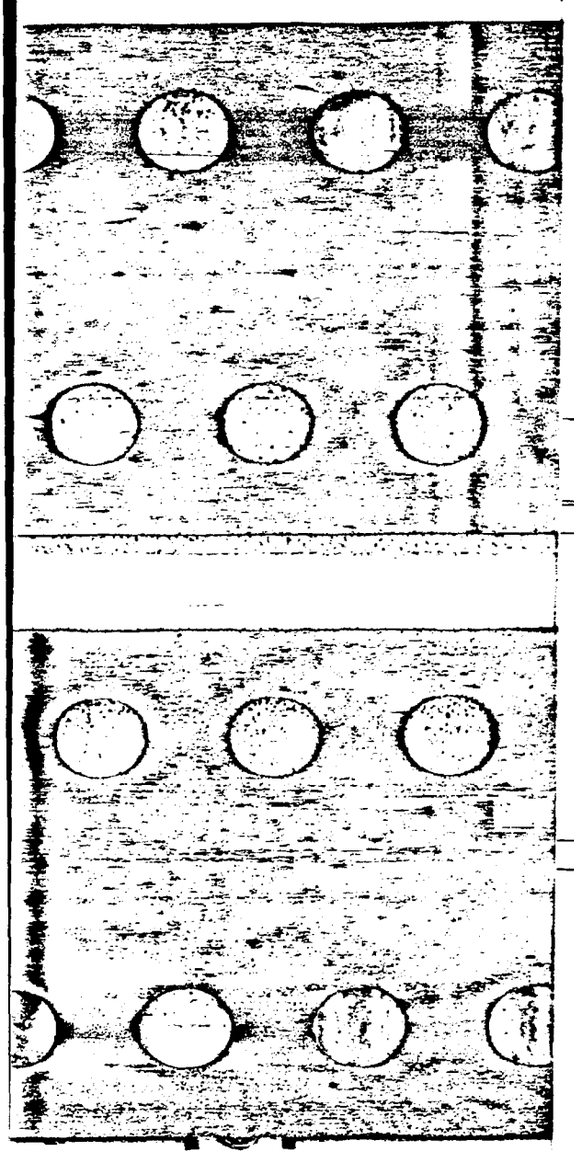
Property Description

LAND in Davidson County, Tennessee, being Lot No. 394 on the Plan of Richland Realty Company's Subdivision "C" of record in Book 421, Page 31, Registers Office for Davidson County, Tennessee.

Said Lot No. 394 fronts 60 feet on the southerly margin of Princeton Avenue and extends back 200 feet between parallel lines to an alley.

Being the same property conveyed to the Grantor by Deed of record in Book 9730, Page 336, said Register's Office.

0180 02/26 0101 03CHECK 743.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10360 PG 645

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	
				197500.00
			CON TX	730.75
			PRFEE	1.00
			WDEED	12.00
			TOTAL	743.75
			CHECK	743.75
02/26/97	01		12:23 0001	0180

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0276567
IDENTIF. # REFERENCE

97 FEB 25 PM 12:18
DAVIDSON COUNTY TN.

No. 1120602