FILE BOX D

WARRANTY DEED

BOOK 10386 PG 55

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $34,000.00

A. D. Hewlett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November March, 19 96 97

Notary Public

MY COMMISSION EXPIRES: 2/9/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SERVICE TITLE & ESCROW COMPANY, INC.,
4721 TROUSDALE DRIVE, SUITE 216, NASHVILLE, TENNESSEE 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Affiliated Building Services, Inc.	SAME	Map 82
4721 Trousdale Dr. Suite 216		Group 4
Nashville, TN 37220		Parcel 315

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, WE, STANLEY T. SMITH and wife, LESA C. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AFFILIATED BUILDING SERVICES, INC.

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 Lot No. 9 of Block "B" on the Map of Nashville Trust Company's Subdivision of the A.W. Shryer Property, of record in Book 843, page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Stanley T. Smith and Lesa C. Smith, his wife, by deed from A. D. Hewlett and wife, Frances Hewlett, of record in Book 7390, page 625, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Metropolitan-Davidson County taxes for 1996, a lien which are due and payable.

As part of the consideration for the transfer of this property, the Grantee understands and agrees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7390, page 628, Register's Office for Davidson County, Tennessee, payable to A. D. Hewlett and wife, Frances Hewlett.

THIS IS IMPROVED (X) UNIMPROVED ( ) PROPERTY KNOWN AS:

802 Petway Avenue, Nashville, Tennessee 37206
(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; 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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this the 12th day of ~~November~~ December, 19 96.

Stanley T. Smith
Stanley T. Smith

Lesa C. Smith
Lesa C. Smith

STATE OF TENNESSEE
COUNTY OF Humphreys

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Stanley T. Smith and Lesa C. Smith, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this the 12th day of ~~November~~ December, 19 96.

Janis E. Todd
NOTARY PUBLIC

My Commission Expires: My Commission Expires Mar. 11, 1997

STATE OF TENNESSEE
COUNTY OF _____

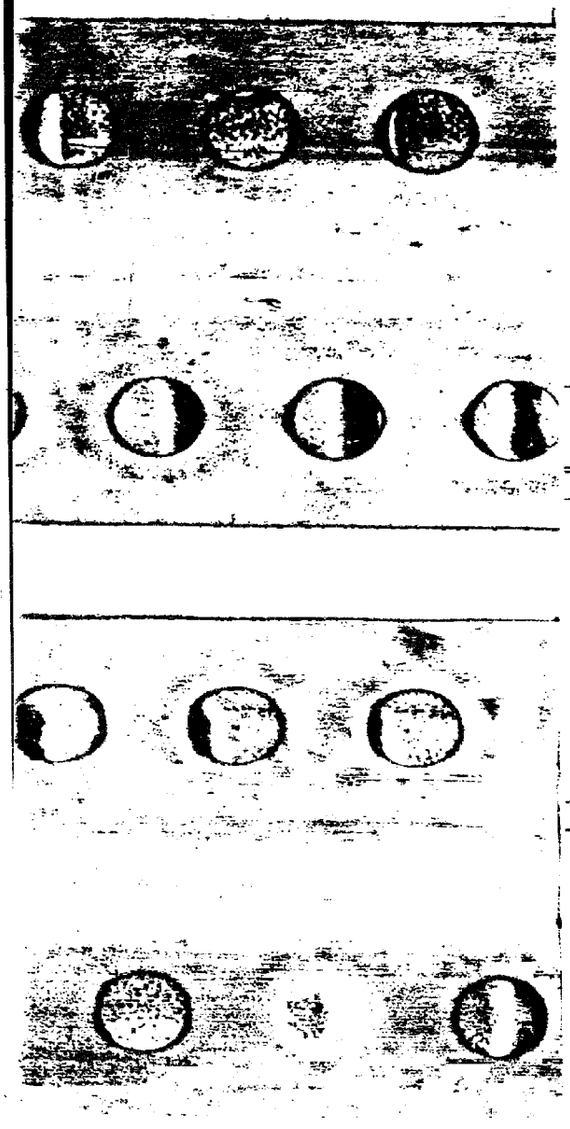
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged _____ to be President (or other officer authorized to execute this instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____, being authorized to do so, executed the foregoing instrument for the purpose therein, by signing the name of the corporation by _____ as _____.

WITNESS my hand and seal, at office in _____, this the _____ day of _____, 19____.

_____
NOTARY PUBLIC

My Commission Expires:_____

0284842
IDENTIFICATION REFERENCE
97 MAR 20 AM 8:53
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.
9077 03/20 0101 03CHECK 134.00



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

RECEIVED OF _____

FOR _____

BOOK 10386 PG 57

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	34000.00
			CON TX	125.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	134.80
			CHECK	134.80
03/20/97	01		08:55 0001	9077

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0284842
IDENTIF. # REFERENCE

97 MAR 20 AM 8:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1129393