THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 6229

MAP/GROUP/PARCEL
51-8/184

BOOK 10476 PG 239

NEW OWNER'S NAME AND ADDRESS:
Gregory Smith
307 Milliken Bend Road
Madison, TN. 37115

SEND TAX BILLS TO:
Pacific Southwest Bank
4144 North Central Expressway, Suite 160
Dallas, TX 75204

7899 06/03 0101 03CHECK 322.76

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Harry F. Ganstine, and wife, Paula B. Ganstine, hereinafter called Grantors, do hereby transfer and convey unto Gregory Smith, a married man, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 2 on the Plan of the Resubdivision of Lot No. 11, Montague Subdivision, of Record in Book 4470, Page 30, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

The subject property is improved property commonly known as 307 Milliken Bend Road, Madison, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 5119, Page 558, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Harry F. Ganstine

Harry F. Ganstine

Paula B. Ganstine

Paula B. Ganstine

97 JUN -3 AM 8:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE
031114

STATE OF TENNESSEE
COUNTY OF SUMNER

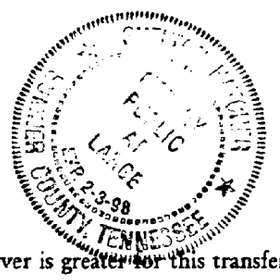
BOOK 10476 PG 240

PERSONALLY appeared before me, the undersigned authority, Harry F. Ganstine, and Paula B. Ganstine, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 30th day of May, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98



STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $84,800.00.

AFFIANT

Sworn to and subscribed before me, this the 30th day of May, 1997.

NOTARY PUBLIC

My Commission Expires:
2-3-98



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10476 PG 241

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 84800.00
CON TX 313.76
PRFEE 1.00
WDEED 8.00
TOTAL 322.76
CHECK 322.76

06/03/97 01 08:55 0001 7899

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

031144
IDENTIF. & REFERENCE

97 JUN -3 AM 8:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1157835