BK 58

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Shofner-Evans Architects	New Owner	
333 Union Street		Map 104-8
Nashville, TN 37201		Parcel 352

This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

BOOK 10506 PG 437

FOR AND IN CONSIDERATION of the sum of Ten ($10 00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Helen S. Smaw, widow (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Shofner-Evans Architects, a Tennessee General Partnership, whose partners are Martin K. Shofner and Susan T. Evans (Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1, in the subdivision of Lot No. 60 in the O. B. Hayes Plan of Large Lots, called "Rokeby", as of record in Book 21, page 87, Register's Office for said County.

Said Lot No. 1 fronts 50 feet on the Easterly side of 16th Avenue, South, formerly Belmont Avenue, and runs back between parallel lines 145-1/2 feet to an alley.

Being the same property conveyed to O.M. Smaw and wife, Helen S. Smaw by Installment Deed from Ruby May Orr, a widow of record in Book 5155, page 543, said Register's Office for Davidson County, Tennessee. The said O.M. Smaw has sinced died on May 21, 1996, and upon his death, title was vested in Helen S. Smaw as the sole surviving tenant by the entirety.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1612 16th Avenue South, Nashville, Tennessee 37212.

STATE OF TENENSSEE)
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me this 25th day of June, 1997.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

My Commission Expires: Sept 23, 2000

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth hereinabove

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 25th day of June, 1997

Helen S. Smaw by Janet F. Flanagan, atty in fact

Helen S. Smaw
by: Janet F. Flanagan, Attorney in Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Janet F. Flanagan**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Helen S. Smaw, and acknowledged that she executed the same as the free act and deed of the said Helen S.Smaw.

Witness my hand and seal at Nashville, Tennessee, this 25th day of June, 1997.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

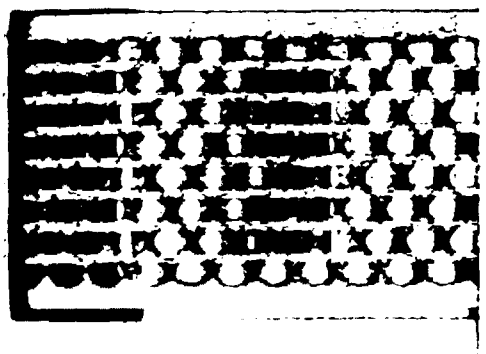
Notary Public

My Commission Expires: April 23, 2000

03199960
IDENTIF. & REFERENCE

97 JUN 26 AM 11:52
FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.

CK# 09/26 0101 03CHECK 749.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10506 PG 439

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 200000.00

CON TX 740.00

PRFEE 1.00

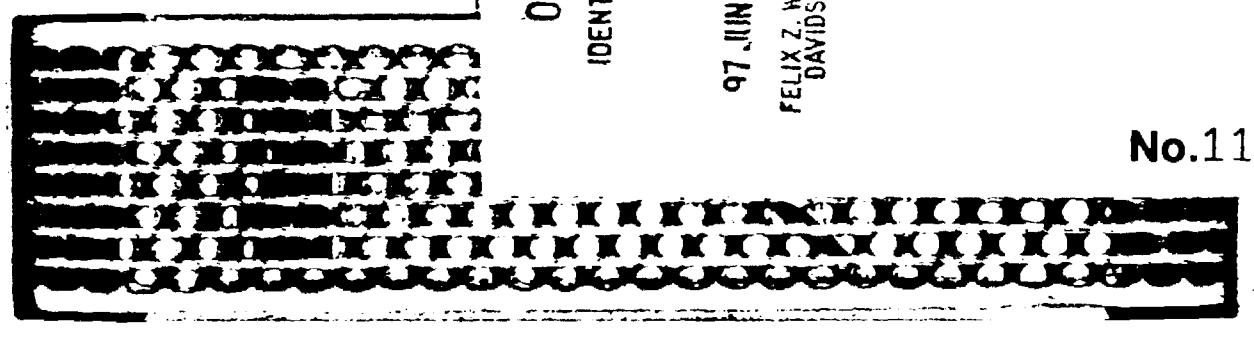
WDEED 8.00

TOTAL 749.00

CHECK 749.00

06/26/97 01 11:53 0001 7592

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03199960

IDENTIF. ↑ REFERENCE

97 JUN 26 AM 11:52

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1167404