Box 11

WARRANTY DEED

BOOK 10556 PG 145

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
31st DAY OF July 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires JULY 24, 1999

THIS INSTRUMENT WAS PREPARED BY
BICENTENNIAL TITLE & ESCROW, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frankie Smith (NAME)	Guaranty Trust Company (NAME)	72-11-384
1616 Litton Avenue (ADDRESS)	640 Broadmoor Blvd., Suite 100 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

FOR AND 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, Mary Jane Green, William I. Transley, Jr. Michael Wayne Transley, Loretta Lisa Hester and Charles Lamont Transley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frankie Smith, unmarried and Mary E. Smith, married, as Joint Tenants with the right of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 194 on the Map of Waters Place, as of record in Book 332, page 137, Register's Office for Davidson County, Tennessee.

Said Lot No. 194 fronts 50 feet on the southerly side of Litton Avenue, formerly Drury Avenue, and extends back between parallel lines, along the westerly margin of a 12 foot alley, 150 feet to another alley in the rear.

Being the same property conveyed to William P. Ferguson and wife, Hazel B. Ferguson of record in Book 4241, page 208, said Register's Office, the said William P. Ferguson having pre-deceased Hazel B. Ferguson and the said Hazel B. Ferguson having since died. The Will of Hazel B. Ferguson of record in Will Book 195, page 152, Davidson County Probate Court Clerk's Office devised the subject property to Mary Jane Green, William I. Transley, Jr., Michael Wayne Transley, Loretta Lisa Hester and Charles Lamont Transley.

Being the same described in the Affidavit of Inheritance of Real Estate of record in Book 9842, page 676, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantors named herein.

unimproved ( )
This is improved (X) property, known as 1616 Litton Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 my hand this 31st day of July 19 97

See attached Exhibit "A"

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Exhibit "A"

Mary Jane Green

Mary Jane Green

William I. Transley, Jr.

William I. Transley, Jr.

Michael Wayne Transley

Michael Wayne Transley

Loretta Lisa Hester

Loretta Lisa Hester

Charles Lamont Transley by Loretta Lisa Hester

Charles Lamont Transley by
Loretta Lisa Hester, Attorney in Fact

'11333887

REFERENCE

97 AUG -4 PM 3:52

REGISTER

2872 08/04 0101 03CHECK 198.00

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 Mary Jane Green, William I. Transley, Jr., Michael Wayne Transley, and Loretta Lisa Hester

the 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 purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of July 19 97.

Commission expires _____

Notary Public

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

My Commission Expires JULY 24, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Loretta Lisa Hester, with whom I am personally acquainted with or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is/are the "Attorney in Fact" of Charles Lamont Transley, and is authorized by him or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

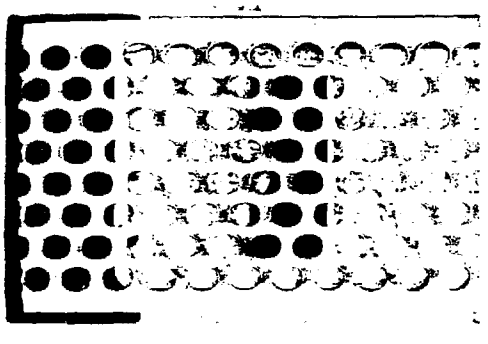
Witness my hand, at Nashville, TN this 31st day of July, 1997.

My commission expires: 7/24/99

Notary Public

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 1999



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10556 PG 148

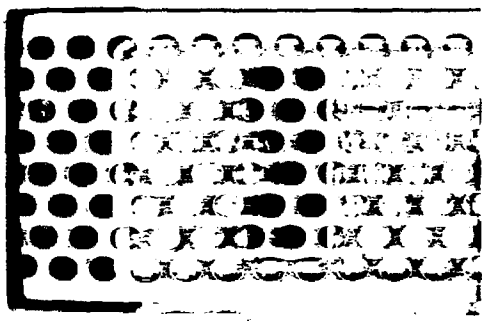
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 12.00
TOTAL 198.00
CHECK 198.00

08/04/97 01 15:56 0001 2872

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0333887

IDENTIF. & REFERENCE

97 AUG -4 PM 3:52

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

No. 1182487