This Instrument Prepared By:
Broker's Escrow Services, Inc.
207 Donelson Pike
Nashville, Tennessee 37214

BOOK 10578 PG 763

ADDRESS NEW OWNER:
JEFFREY M. SMITH and wife, ANN B. SMITH
2706 Bluefield Avenue
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
FIRST UNION MORTGAGE CORPORATION
1100 Corporate Center Drive
Raleigh, NC 27607-5066

MAP **96-01**
PARCEL **91**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CHARLES T. MULLINS and wife, MARY JANE MULLINS** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **JEFFREY M. SMITH and wife, ANN B. SMITH**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Map of Bluefields, as of record in Plat Book 843, Page 16, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Said Lot No. 14 fronts 100 feet on the Northeasterly side of Bluefield Avenue, and runs back between lines 302.4 feet on the Northwesterly line and 307.9 feet on the Southeasterly line to the Southwesterly margin of the right-of-way of the Tennessee Central Railroad on which it measures 100 feet.
>
> Being the same property conveyed to Mary Jane Neal Mullins and husband, Charles T. Mullins by deed from Frank M. Newman, Trustee of record in Book 8218, Page 7, Register's Office for Davidson County, Tennessee. Mary Jane Neal Mullins and Mary Jane Mullins are one and the same person.

This is improved property known as 2706 Bluefield Avenue, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Restrictive Covenants contained in an instrument of record in Book 737, Page 258, Register's Office for Davidson County, Tennessee.

2. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of record in Plat Book 843, Page 16, Register's Office for Davidson County, Tennessee.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out and GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 15th day of August, 1997. BOOK 10576 PG 764

Charles T. Mullins
CHARLES T. MULLINS

Mary Jane Mullins
MARY JANE MULLINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **CHARLES T. MULLINS and wife, MARY JANE MULLINS**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of August, 1997.

Amy Beth Walpole
Amy Beth Walpole
NOTARY PUBLIC

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN

My Commission Expires: 2/3/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $133,500.00.

Jeffrey M. Smith
AFFIANT

MAIL REV.

Subscribed and sworn to before me on this 15th day of August, 1997.

Amy Beth Walpole
Amy Beth Walpole
NOTARY PUBLIC

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN

My Commission Expires: 2/3/2001

97 AUG 21 AM 10:51
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0339766

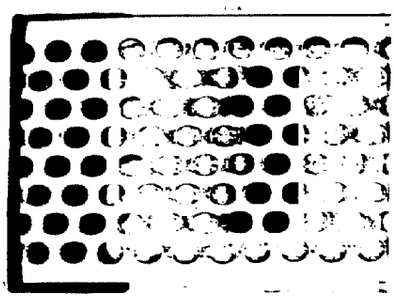
921 / 08/21 0101 03CHLCK 502.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10578 PG 765

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

CHRT

133500.00

CO TX 493.95

PRFEE 1.00

MTEED 8.00

TOTAL 502.95

CHECK 502.95

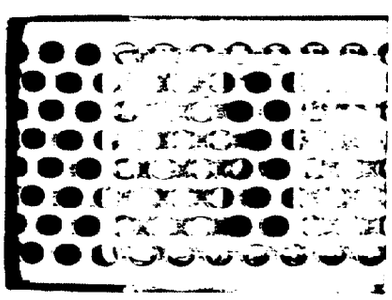
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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0339766 IDENTIF. # REFERENCE

97 AUG 21 AM 10:51

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



No. 1188756