This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Edgar P. Mays
1713 Villa Place
Nashville, TN 37212

SEND TAX BILLS TO:
Same

WARRANTY DEED

(Map Number 104-08-0; Parcel Number 380.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **MILDRED SAFFELL-SMITH,** an unmarried person, have bargained and sold and do hereby transfer and convey unto **EDGAR P. MAYS**, an unmarried person, his heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> BEING part of Lot No. 41 of O.B. HAYES PLAN OF LARGE LOTS, CALLED "ROKEBY", as of record in Plat Book 21, page 87, of the Register's Office of Davidson, Tennessee, described as follows:
>
> BEGINNING at a point in the westerly margin of Villa Place, 280 feet southerly from the southerly margin of Horton, formerly Weston Avenue, being William Litterer's southeast corner; thence westerly with said Litterer's south line and parallel with said Horton Avenue, 144 feet, more or less to the easterly margin of an alley; thence southerly , with the easterly margin of said alley, 50 feet to the southern boundary line of said Lot No. 41, thence easterly, with the southern line of said Lot No. 41, 144 feet, more or less to the westerly margin of Villa Place; thence northerly, with the westerly margin of Villa Place, 50 feet to the beginning.
>
> BEING the same property conveyed to Mildred Saffell-Smith by deed from Julia B. Smith Lester, a widow, of record in Book 5962, page 723, Register's Office for Davidson County, Tennessee.
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
>
> THIS CONVEYANCE IS MADE SUBJECT to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: 1411 Villa Place, Nashville, TN 37212

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein and for the 1997 real property taxes which will be prorated at closing and assumed by the Grantee.

unencumbered except as noted herein and for the 1997 real property taxes which will be prorated at closing and assumed by the Grantee.

GRANTOR FURTHER COVENANTS and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 29th day of August, 1997.

Mildred Saffell Smith

MILDRED SAFFELL-SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mildred Saffell-Smith, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 29th day of August, 1997.

Glenn S. Macbeth, Notary

My Commission Expires: September 15, 1998

GLENN S. MACBETH * NOTARY PUBLIC AT LARGE * RUTHERFORD CO.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$90,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of August, 1997.

Glenn S. Macbeth, Notary

My Commission Expires: September 15, 1998

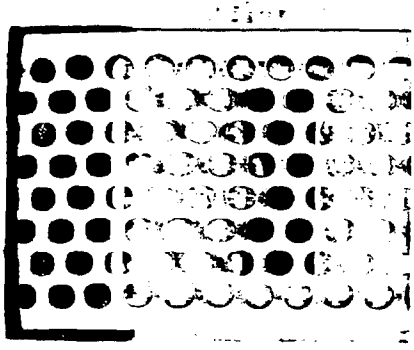
GLENN S. MACBETH * NOTARY PUBLIC AT LARGE * RUTHERFORD CO.

131,5034

97 SEP -4 PM 2:50

PICK-UP

4879 09/04 0101 03CHECK 342.00



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

RECEIVED OF _____

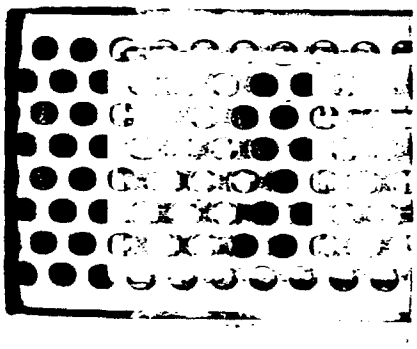
FOR _____

BOOK 10595 PG 913

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 70000.00	
			CON TX 333.00	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 342.00	
			CHECK 342.00	
09/04/97	01	14:54 0001 4879		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03450 34
IDENTIFICATION REFERENCE

97 SEP -4 PM 2:50
REGISTER
DAVIDSON COUNTY, TN

No. 1194356