PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

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W & I Ref: (fh) Title No: 39313
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John M. Persinger, Jr. 2042 Hutton Drive Nashville, TN 37211	First Trust Mortgage 5111 Maryland Way, Suite 206 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 106-13-100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 87,450.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mildred Ruth Smith, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John M. Persinger, Jr., an unmarried person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 32 on the Plan of Woodycrest, Section One of record in Plat Book 1835, Page 25, as amended by Surveyor's Certificate of Correction of record in Book 2029, Page 489, Register's Office for said County.

SAID Lot No. 32 fronts 50 feet on the southerly margin of Hutton Drive and extends back 231.5 feet on the easterly line and 207.3 feet on the westerly line to a dead line in the rear, measuring 113.8 feet thereon.

BEING the same property conveyed to Robert Thomas Pollock and wife, Mildred Ruth Pollock by deed from Bill Tucker and wife, Ruby Alice Tucker of record in Book 2795, Page 131, Register's Office for said County. The said Robert Thomas Pollock and Mildred Ruth Pollock have since divorced. By Decree No. 34268, Fourth Circuit Court of Davidson County, Tennessee, subject property was vested in Mildred Ruth Trice Pollock, a certified copy of which is recorded simultaneously herewith immediately prior hereto. The said Mildred Ruth Trice Pollock is now known as Mildred Ruth Smith.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 2042 Hutton Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of November, 1997.

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Mildred Ruth Smith

Mildred Ruth Smith

State of Tennessee
County of Davidson

On this 12th day of November, 1997, before me the undersigned authority, personally appeared **Mildred Ruth Smith**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 87,450.00

Affiant

Sworn and subscribed before me on the 12th day of November, 1997.

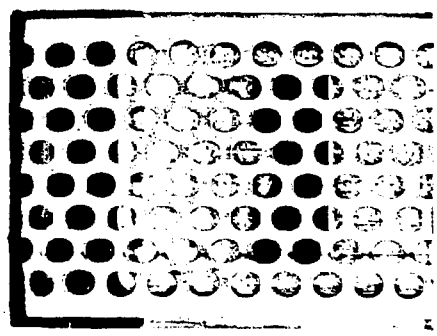
Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

0369526
IDENTIF. + REFERENCE

97 NOV 13 PM 2:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1305 11/13 0101 03CHECK 332.57



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

RECEIVED OF _____

FOR _____

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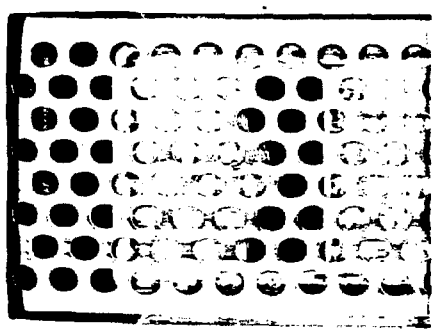
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CON TX 87450.00
ERR CO
CON TX 87450.00-
CAMT 87450.00
CON TX 323.57
PRFEE 1.00
WDEED 8.00
TOTAL ~~332.57~~
CHECK ~~332.57~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/13/97 01 14:57 0001 1305



0369526
IDENTIF. ↑ REFERENCE

97 NOV 13 PM 2:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1220472