BOOK 10724 PG 210

STATE OF TENNESSEE 7538-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,000.00

Graceann Bendele
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 19 97.

Jan M Lee
Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 1/20/99

NOTARY PUBLIC AT LARGE DAVIDSON CO. TN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric D. Smith	James B Nutter & Co.	149-1-B-30 co
(NAME)	(NAME)	
504 Eversholt Court	4153 Broadway	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Antioch, TN 37013	Kansas Cty MO 64111	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, Valerie E. Benson Ragan, married

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Eric D. Smith and wife Cheryl D. Smith

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. 308 on the Plan of Piccadilly Square, Phase III, of record in Book 6250, page 892, 893 and 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Valerie E. Benson, ummarried, by deed from Dennis W. Riley and wife, Kelley E. Riley, filed of record in Book 9697, page 563, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

John R. Ragan, spouse of Valerie E. Benson Ragan, joins in this conveyance to convey all right, title and interest he may have in the above referenced property, including but not limited to marital rights.

Valerie E. Benson and Valerie E. Benson Ragan being one and the same person.

This is improved property known as 504 Eversholt Court, Antioch, TN 37013

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 her hand this 12th day of December, 19 97.

Valerie E. Benson Ragan by Graceann Bendele attorney in fact
Valerie E. Benson Ragan

John R. Ragan by Graceann Bendele attorney in fact
John R. Ragan

BOOK 10724 PG 211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of December, 1997 before me the undersigned Notary Public, personally appeared GraceAnn Bendele, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Valerie E. Benson Ragan and husband, John R. Ragan, acknowledged that she executed the same as the act of his principal(s) for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

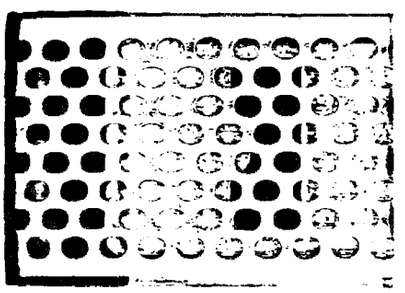
Mark A. Ellmore, Jr.
Notary Public

My commission expires:
1/20/99

0381051
IDENTIFICATION REFERENCE

97 DEC 17 AM 10:02
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

2146 12/17 0101 03CHECK 486-30



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

RECEIVED OF _____

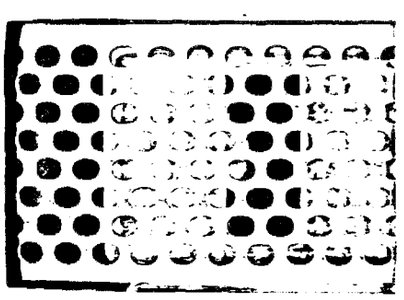
FOR _____ BOOK 10724 PG 212

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 129000.00
CON TX 477.30
PRFEE 1.00
WDEED 8.00
TOTAL 486.30
CHECK 486.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04 0001 2146



038105!
IDENTIF. & REFERENCE

97 DEC 17 AM 10:02
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1232899