BOOK 10754 PG 901

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 42,000.00

Ava C. Mire
Affiant

Subscribed and sworn to before me, this 9th day of January 1998

Mitchell A. Watts
Notary Public

My Commission Expires: 9-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JONATHAN W. MIRE 1305 Howard Avenue Nashville, Tennessee 37216	Jonathan W. Mire 1219 McChesney Avenue Nashville, Tennessee 37216	MAP 72-3 PARCEL 172

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY TWO THOUSAND AND NO/100---------- ---------- ($ 42,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, JOHNNY E. SMITH, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JONATHAN W. MIRE AND WIFE, AVA C. MIRE hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly 50.0 feet of Lot No. 156 on the Map of Inglewood Place of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 156 fronts 50.0 feet on the northerly side of Howard Avenue and runs back between parallel lines 205.0 feet to a dead line.

BEING the same property conveyed to Johnny E. Smith and wife, Ritzie P. Smith, by deed from Callie Pauline Staceh, unmarried, of record in Book 9815, page 821, Register's Office for Davidson County, Tennessee; the parties having since divorced and Ritzie P. Smith conveyed her interest in subject property to Johnny E. Smith by Quitclaim Deed of record in Book 9989, page 76, Register's Office for Davidson County, Tennessee.

This is improved property known as 1305 Howard Avenue, Nashville, Tennessee 37216

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 s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Inglewood Place of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 9th day of January, 19 98.

JOHNNY E. SMITH

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 JOHNNY E. SMITH, UNMARRIED, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of January, 19 98.

My Commission Expires: September 29, 2001

Notary Public

MITCHELL A. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19 ____.

My Commission Expires: _____

Notary Public

03089265
IDENTIFICATION REFERENCE

98 JAN 12 PM 1:01

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1101 01/12 0101 03CHECK 164.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10754 PG 903

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	42000.00
CON TX	155.40
PRFEE	1.00
WDEED	8.00
TOTAL	164.40

CHECK 164.40

01/12/98 01 12:58 0001 1101

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0389265

IDENTIFICATION/REFERENCE

98 JAN 12 PM 1:01

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

No. 1241756