FORM NO. WD-1

BOOK 10783 PG 525

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February 19 98.

B. Edwards
Notary Public

MY ~~COMMISSION EXPIRES~~ Dep. Reg

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard E. Norman, Jr.,Atty.,4220 Nolensville Rd.,Nashville,TN. 37211 (834-4300)
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmie Lee Smith (NAME)	Same (NAME)	103-4
8012 Old Charlotte Pike (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	37A
Nashville, TN. 37209 (CITY) (STATE) (P. O. ZIP)	Same (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, Phillip Denning and wife, Deborah Denning

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmie Lee 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 the easterly 50 feet of Lot No. 73 on the plan of the West End Annex as subdivided by Sylvan Park, of record in Book 332, page 61, Register's Office for said County.

Said property fronts 50 feet on the notherly margin of Nebraska Avenue, formerly Eighth Street and extends back between parallel lines, 158.3 feet to an alley.

Being the same property conveyed to Phillip Denning and wife,Deborah Denning by deed from Adrian Hamm and wife, Carolyn Hamm, of record in Book 7124, page 82, Register's Office for said County.

This conveyance is made subject to a 10 foot sewer or storm drainage easement along the westerly line of said lot and a 20 foot temporary construction easement along the westerly line of said lot, all as granted in Book 4436, page 305, Register's Office for said County.

98 FEB -4 PM 3:54

DAVIDSON COUNTY, TN.

Mail Env.

IDENTIFICATION REFERENCE 013975O5

unimproved ( )
This is improved (xx) property, known as 4006 Nebraska Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 hand this 17th day of January, 19 98

X Phillip M Denning
Phillip Denning

X Deborah Denning
Deborah Denning

BOOK 10783 PG 526

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip Denning and wife, Deborah Denning

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of January 1997

Commission expires 07/24/99

Rebecca L Martin
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Phillip Denning and wife,

Deborah Denning

TO
Jimmie Lee Smith

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

9956 02/04 0101 03CHECK 138.50

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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

CAMT 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
TOTAL 138.50
CHECK 138.50

02/04/98 01 15:55 0001 9956

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0397505
IDENTIFICATION REFERENCE
98 FEB -4 PM 3:54
RECORDED
DAVIDSON COUNTY, TN.

No. 1250512