98-839

56

BOOK 11024 PAGE 769

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD
NASHVILLE, TN. 37215

98 JUL 17 AM 11:15

REGISTER
DAVIDSON COUNTY, TN.

0463656

IDENTIF. A REFERENCE

THIS INDENTURE, made and entered as of the **8th** day of **July, 1998** by and between

PROPERTY INVESTORS, INC. , a TENNESSEE corporation,

hereinafter referred to as Grantor, and

DARRAN SMITH, UNMARRIED ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 74 ON THE PLAN OF SECTION IX, CHERRY HILLS SUBDIVISION OF RECORD IN BOOK 4660, PAGE 129, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO PROPERTY INVESTORS, INC. BY DEED FROM CRAIG T. PERIMAN AND WIFE, JANIE K. PERIMAN OF RECORD IN BOOK 7097 PAGE 212 A RE-RECORD OF BOOK 7082 PAGE 444 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

PROPERTY INVESTORS, INC.

Property Investors Inc.

JAMES E. CLARK, PRESIDENT, BY

James E. Clark, President By

Jerry Spears Atty in Fact

JERRY SPEARS, ATTY IN FACT

4488 07/17 CHECK 365.27

CORPORATE, ATTY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC, PERSONALLY APPEARED JERRY SPEARS, TO ME KNOWN (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF JAMES E. CLARK, PRESIDENT OF PROPERTY INVESTORS, INC., WITH WITHIN NAMED BARGAINOR, A CORPORATION, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID JAMES E. CLARK, PRESIDENT OF PROPERTY INVESTORS, INC.

WITNESS MY HAND THIS 8TH DAY OF JULY, 1998.

NOTARY PUBLIC

PUBLIC
AT
LARGE

MY COMMISSION EXPIRES:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, 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 **$95,750.00**, 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 **8th** day of **July, 1998.**

Notary Public

Commission Expiration:_____

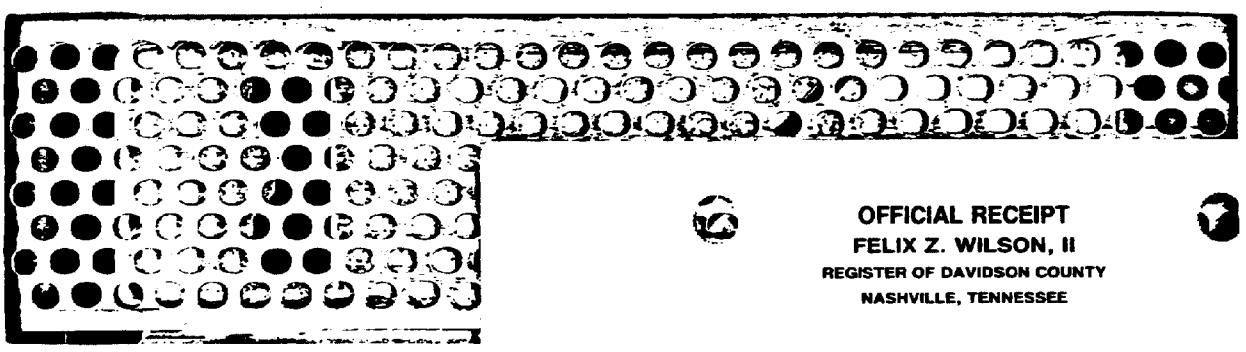
PUBLIC
AT
LARGE
COUNTY TENN.

My Co... ...es JAN 29 2000

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD NASHVILLE, TN. 37215	AMERICAN NATIONAL HOME MTG. 611 COMMERCE STR STE 2709 NASHVILLE, TN 37203	3053 ANDERSON ROAD NASHVILLE, TN 37217 MAP PARCEL NUMBER 150-06-0-063.00

WD-MULTI.DOC
File No. 98-839

NASHVILLE ESCROW CO.
Title Co. T.G. No.



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

RECEIVED OF _____

FOR _____

BOOK 11024 PAGE 771

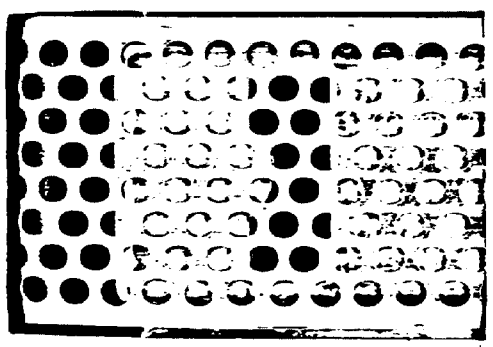
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 95750.00
CON TX 354.27
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 365.27
CHECK 365.27

07/17/98 01 11:17 0001 4848

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0463656
IDENTIF. & REFERENCE

98 JUL 17 AM 11:15
REGISTER
DAVIDSON COUNTY, TN.

No.1320534