BOOK 11093 PAGE 551

BOX #14A
G#12311-2

WARRANTY DEED

JOHN T. COOK 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 $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
DAVID C. WILLS (NAME)	AMERICA'S WHOLESALE LENDER (NAME)	MAP 061-14-0
3813 Burrus Street (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 111.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Calabasas, CA 91302-1613 (CITY) (STATE) (ZIP)	FB #15DZ-03320

FOR AND 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, KENNETH E. SMITH AND WIFE, MARY E. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID C. WILLS AND WIFE, WENDY WILLS

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:

TRACT NO. 1: BEING the Northeast corner of Lot No. 74 on the Map of Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for said County.

SAID part of Lot No. 74 fronts 50 feet on the West side of Burrus Street or Avenue and runs back between lines, the North line being the line between Lot Nos. 74 and 75, 150 feet to a dead line on which it measures 44 feet.

TRACT NO. 2: BEING the southerly 50 feet of the easterly part of Lot No. 75 on the Plan of the subdivision of the Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for said County, described as follows:

BEGINNING at a point on the westerly margin of Burrus Street at the corner of Lot Nos. 74 and 75 on said plan, said point being the Northeast corner of a part of Lot No. 74 conveyed to William Thomas Smith and wife, by Deed from James R. Owen and wife, of record in Book 1643, Page 269, said Register's Office; thence, with the westerly margin of said street, North 27° 06' East 50 feet; thence, North 71° 31' West 252.63 feet, more or less, to the eastern boundary line of Lot No. 1 on the Plan of Baxter Heights, as of record in Book 2083, Page 94, said Register's Office; thence, with the eastern boundary line of said Lot No. 1, South 26° 03' West 50 feet to northern boundary line of

CONTINUED

unimproved ( )
This is improved (X) property, known as 3813 Burrus Street, Nashville, TN 37216
(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 our hand s this 31st day of August 19 98

Kenneth E Smith
KENNETH E. SMITH

Mary E Smith
MARY 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 KENNETH E. SMITH AND WIFE, MARY E. SMITH

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 31st day of August, 19 98.

Commission expires May 27, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

said Lot No. 74; thence, with the line between said Lot Nos. 74 and 75, South 71° 31' East 252.63 feet to the BEGINNING.

BEING the same property conveyed to Kenneth E. Smith and wife, Mary E. Smith, by Installment Deed from Viola Frizzell Smith, a widow, of record in Book 6526, Page 600, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantees herein.

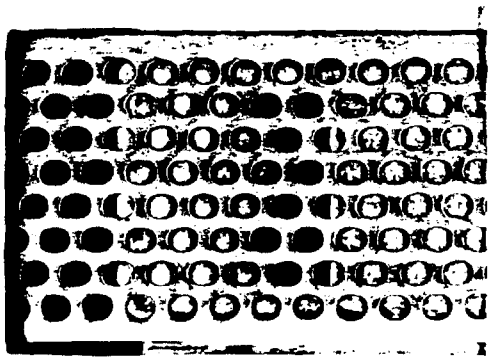
0482693

RECORDED & REFERENCE

98 SEP -1 PM 3:34

REGISTER
DAVIDSON COUNTY, TN.

5209 09/01 0101 03CHECK 381.00



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

RECEIVED OF _____

FOR _____

BOOK 11093 PAGE 553

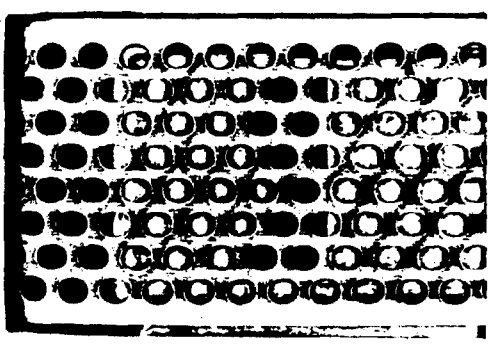
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 100000.00
CON TX 370.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 381.00
CHECK 381.00
BANK

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/01/98 01 15:35 0001 5209



0482693

IDENTIFICATION REFERENCE

98 SEP -1 PM 3:34

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

No. 1340660