FILE BOX-9B
FIRST TITLE & ESCROW COMPANY, INC.

#16187

This Instrument Was Prepared By:
C. Eric Stevens, Esq.
Miller, Martin & Trabue
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 11311 PAGE 495

Address New Owner(s):	Send Tax Bills to:	Map and Parcel No.:
James L. Smith, Jr. 1504 Riverside Drive Nashville, TN 37206	Suntrust Bank, Nashville, N.A.-P.O. Box 305110 Nashville, TN 37230-5110	72-15-276.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, C. ERIC STEVENS, Executor for the Estate of Sarah Margaret Farler, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES L. SMITH, JR., (the "Grantee"), his heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 12 and 13 on the Plan of Sharpe and Horn's Sixth Addition, as of record in Book 332, page 118, Register's Office for said County, and being part of Lot No. 19 on the Plan of M. P. Estes Subdivision of Lots Nos. 1, 2 and 4 to 9 inclusive and Parts of Lots 10-13 inclusive on the Map of Sharpe and Horn's Sixth Addition, as of record in Book 843, page 39, said Register's Office and described according to a survey by T. R. Sanford, dated October 9, 1964, as follows:

Beginning at a point in the westerly margin of Riverside Drive, 100 feet north from the northerly margin of McKennell Avenue, said point being 50 feet north from the northeast corner of the property conveyed to A.C. Clifton and wife, by deed from Lillian C. Estes and husband, as of record in Book 785, page 580, said Register's Office; thence westerly and parallel with Clifton's northerly line, 167.8 feet to a point; thence northerly 43.5 feet more or less to a point in an old fence line; thence eastwardly along said fence and along the same, extended 183 feet to a point in the west margin of Riverside Drive; thence with the margin of the same, southwardly 50 feet to the point of beginning.

Being the same property conveyed to Valton Farler and wife, Sarah S. Farler by deed from Nina May Ford and husband, Robert V. Ford of record in Book 3834, page 226, Register's Office for Davidson County, Tennessee. Valton Farler has since died. Sarah S. Farler has subsequently died testate leaving a Will of record in Will Book 221, page 159, Probate Court for Davidson County, Tennessee.

This is improved land located at 1504 Riverside Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of January, 1999.

ESTATE OF SARAH MARGARET FARLER

By: _____
C. ERIC STEVENS, EXECUTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, in and of the said County and State aforesaid, personally appeared C. Eric Stevens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Executor of the Estate of Sarah Margaret Farler, the within named bargainor, a decedent's estate, and that he, as such Executor, executed the foregoing instrument for the purposes therein contained, by signing the name of the decedent's estate by himself as Executor.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of January, 1999.

_____
Notary Public

My Commission Expires:

3-23-02

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $50,500.00.

_____
Affiant

Subscribed and sworn to before me,
this 15th day of January, 1999.

_____
Notary Public

My Commission Expires: 9/23/2000

NOTARY PUBLIC AT LARGE
GEORGE E. MUDTER, JR.
DAVIDSON COUNTY, TENN.

Commission Expires SEP 23, 2000

165872.1

EXCEPTIONS

1. State and County taxes for the year 1999, which have been prorated and assumed by the Grantee.

2. All matters appearing on the Plan of record in Plat Book 332, page 118, Register's Office for Davidson County, Tennessee.

99 JAN 26 AM 11:24
0540924
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
IDENTIF. & REFERENCE

EXHIBIT A

7204 01/26 0101 03CHECK 201.85

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT 50500.00
CON TX 186.85
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 201.85
CHECK 201.85

01/26/99 01 11:23 0001 7204

0540924

IDENTIF. & REFERENCE

99 JAN 26 AM 11:24

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1416610