THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
1807 8th Avenue South
Suite 107
Nashville, TN 37203

Instr:200006300065237 Page: 1 OF 2
REC'D FOR REC 06/30/2000 1:29:28PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $344.12

PICK-UP

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Keith D. Smith **1605 Emerald Drive** **Nashville, TN 37218**	**SAME**	**69-15-2**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $93,004.98.

Keith D Smith
Affiant

Subscribed to and sworn before me this 22nd day of July, 1998.

Notary Public

My Commission Expires: March 25, 2002

FOR AND IN CONSIDERATION of the sum of Ninety Three Thousand Four Dollars and .98/100 ($93,004.98), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged RONALD EUGENE SHAW and wife, JOYCE A. SHAW (the "Grantor"), have this day bargained and sold, and do hereby transfer and convey unto KEITH D. SMITH (the "Grantee"), his heirs, legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee being Lot No. 7 on the plan of Hydes Ferry Park, Section I, of record in Book 2330, Page 110, Register's Office for said County.

SAID Lot No. 7 fronts 103.2 feet on the westerly margin of Emerald Drive and extends back 403.3 feet on the westerly margin of Emerald Drive and extends back 403.3 feet on the northerly line and 266.0 feet on the southerly line to a curved line along the easterly margin of the Tennessee Central Railroad right-of-way, measuring 238.0 feet thereon.

Being the same property conveyed to Ronald Eugene Shaw etux, Joyce A. by deed from Mitchell Thompson etux, Lucille of record in Book 5402, Page 942, Register's Officer for Davidson County, Tennessee.

This is improved real property known as 1605 Emerald Drive, Nashville, TN 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee(s), his heirs, legal representatives, successors and assigns forever. We covenant with the said Grantee(s) that we are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs, legal representatives, successors and assigns, 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 gender.

Witness my hand this 22nd day of July, 1998.

Ronald Eugene Shaw
RONALD EUGENE SHAW

Joyce A. Shaw
JOYCE A. SHAW

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD EUGENE SHAW and JOYCE A. SHAW, the within named bargainors, 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 Office this 22nd day of July, 1998.

Notary Public

My Commission Expires: March 25, 2000

EVA M. LEMEH NOTARY PUBLIC AT LARGE DAVIDSON CO., TN.