This instrument prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee 37219

BOOK 4958 PAGE 262

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Evaughn Smith (NAME)	Mortgage Associates, Inc. (NAME)	8DA-07785
1714 Simpkins Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	81-6
Nashville, Tennessee 37208 (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia 30328 (CITY) (ZONE) (STATE)	290

FOR AND IN CONSIDERATION of the sum of

TEN and NO/100 - - - - - - - - - ($10.00) - - - - - - - - - - - - - - - - - Dollars,

cash paid by Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by said Grantee of the unpaid principal balance of a note in the original amount of $13,450.00, to Mortgage Associates, Inc., secured by a deed of record in the Register's Office for Davidson County, Tennessee, payable as specified therein,

I, Dorothy S. Britton,

have this day bargained and sold, and do hereby transfer and convey unto the said

Evaughn Smith

her (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 4 on the John A. Bells Subdivision of the Mary J. Fox Land as shown in Book 332, page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50.0 feet on the northerly side of Simpkins Street (also spelled Simkins Street and formerly "E" Street) and runs back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Dorothy Britton by deed from J. B. Cripps and Javin B. Cripps, of record in Book 4508, page 308, Register's Office for Davidson County, Tennessee.

It is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby transferred to said Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,465.43

Subscribed and sworn to before me, this the 2nd day of October 19 75

Affiant Evaughn Smith

My commission expires My Commission Expires May 8 1975 (Affix Seal)

Notary Public Ina N. Kent

This is unimproved ( ) improved (X) property, known as 1714 Simpkins Street, Nashville, Tennessee 37208 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Evaughn Smith

her (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for abovementioned deed of trust assumed by Grantee.

I further covenant and bind myself/my heirs and representatives, to warrant and forever defend the title to said real estate to said

Evaughn Smith

her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this second day of October, 19 75, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Dorothy S. Britton

Dorothy S. Britton

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorothy S. Britton, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of October, 19 75.

Ina N. Kent — Notary Public

Commission expires My Commission Expires Nov. 8, 1975

INA N. KENT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... .....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

OCT-3 75	CONV	14,465.43				
OCT-3 75 S'TAX			A*	37.70		
OCT-3 75 PR'FEE			A*	.50		
OCT-3 75	W'DEED		A*	4.00	*	42.20

WARRANTY DEED

FROM DOROTHY S. BRITTON

TO EVAUGHN SMITH

D 18372

IDENTIFICATION REFERENCE

OCT 3 10 31 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail to: Nixon-Kent Realty Co., Inc., 2535 Franklin Road, Nashville, Tennessee 37204