Instrument Prepared By:
[illegible]
[illegible]
[illegible]

BOOK 5266 PAGE 280

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-15-42	Wayne C. Renardson Fay W. Smithson	Mortgage Corporation of the South 2119 Sixth Avenue, North Birmingham, AL 35202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
12W-7444	329 53rd Avenue, North	101970
		PROPERTY IS [XX] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

MAR28[illegible]	CONV	19,000.00			
MAR28[illegible]	S'TAX		B*	49.40	
MAR28[illegible]	PR'FEE		B*	.50	
MAR28[illegible]	W'DEED		B*	4.00	* 53.90

Blair Realtors, Inc.
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Wayne C. Renardson and Fay W. Smithson

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 5 feet of the easterly 150 feet of Block 6 and the southerly 45 feet of the easterly 150 feet of Block 3 on the Map of Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County.
BEGINNING at a point on the westerly margin of 53rd Avenue North at a point which is 323 feet north of the northwest corner of Elkins Avenue and 53rd Avenue North; thence northerly 50 feet; thence westerly 150 feet; thence southerly 50 feet; thence easterly 150 feet to the beginning.
Together with the right, title and interest in and to an easement for a sewer granted O. W. Cooper and wife, by B. Levitan and wife, as of record in Book 1533 Page 511, said sewer running from the property in question in a southwesterly direction and attaching to the sewer line of the property of B. Levitan as conveyed by deed of record in Book 888, Page 479, said Register's Office.
Being the same property conveyed to Blair Realtors, Inc., a Tennessee Corporation, by deed from Hazel Lee Allen and son, Charles E. Allen, as of record in Book 5239, Page 269, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, 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 genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 24th day of March, 19 78.

Dorothy M Bass Sec.
Blair Realtors, Inc.
BY: Dorothy M. Bass, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 19,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March 19 78

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

BLAIR REALTORS, INC.

TO

WAYNE C. RENARDSON, ET AL

E 5 6 6 0 1

IDENTIF. REFERENCE

MAR 28 9 03 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dorothy M. Bass and _____, with whom I am personally acquainted, and who upon oath acknowledged herself to be the Secretary and _____, respectively, of Blair Realtors, Inc., a corporation, the bargainor, and that she, as such Secretary and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said Dorothy M. Bass as such Secretary, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at Nashville, Tennessee, this, the 24th day of March, 19 78.

NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 4/23/78

Notary Public