This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5629 PAGE 385

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Susan M. Adkins (NAME)	First Tennessee Bank N. A. Memphis (NAME)	118-9-220
952 Draughon Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 474 (STREET ADDRESS)	
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- Dollars,

----------($10.00)----------

cash in hand paid by Susan M. Adkins and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Robin Penman Smith and wife, Diana Louise Smith

have this day bargained and sold, and do hereby transfer and convey unto the said Susan M. Adkins

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Map of Woodmont Boulevard Section of Marengo Park, of record in Book 1130, page 2, Register's Office for said County.

Said Lot No. 16 fronts 75 feet on the southerly side of Draughon Avenue and runs back between lines, 150 feet on the easterly line and 154.6 feet on the westerly line to the northerly line of Lot 18 on which it measures 75 feet.

Being the same property conveyed to Robin Penman Smith and wife, Diana Louise Smith by deed from Marvin E. Neely and wife, Gail H. Neely, of record in Book 5227, page 357, Register's Office for said County.

This conveyance is subject to the plan of record in Book 1130, page 2, said Register's Office, which shows an Owner's Certificate, 35 foot building setback line from Draughon Avenue, and a 10 foot easement along the west and south lines.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $67,500.00

Subscribed and sworn to before me, this the 23rd day of July 1980

Affiant

My commission expires: 7-22-81 (Affix Seal)

Notary Public

unimproved ( )
This is improved (XX) property, known as 952 Draughon Avenue, Nashville, Tennessee 37204 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are 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 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 23rd day of July, 19 80, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robin Penman Smith, by his attorney-in-fact Tim Villager

Diana Louise Smith, by her attorney-in-fact Tim Villager

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....
.....
.....
the within named bargainor....., 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* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

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 .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of July, 1980, before me, Mary P. Whitworth, a Notary Public in and for said County and State, personally appeared Tim Villager, to me known to be the person who executed the foregoing instrument in behalf of Robin Penman Smith and wife, Diana Louise Smith and acknowledged that he executed the same as the free act and deed of said Robin Penman Smith and wife, Diana Louise Smith.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of July, 1980.

Mary P. Whitworth
Notary Public

Commission expires 2-22-81

WARRANTY DEED

FROM
Robin Penman Smith and wife, Diana Louise Smith

TO

Susan M. Adkins

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

F 99299

IDENTIF. REFERENCE

JUL 28 9 56 AM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			67500.00- CO	
			175.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 182.00-	
1825A07/28/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9 9 2 9 9

IDENTIF. REFERENCE

Jul 28 9 56 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 770032