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

WARRANTY DEED

BOOK 5650 PAGE 461

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Wade Smith and wife, Sandra L. Smith	First Tennessee Bank N. A. Memphis	98-5-16
(NAME) 4004 Port Jamaica Court	(NAME) P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tennessee 37076	(STREET ADDRESS) Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Charles Wade Smith and wife, Sandra L. Smith and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, J. Douglas Kay

have this day bargained and sold, and do hereby transfer and convey unto the said Charles Wade Smith and wife, Sandra L. Smith

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. 133 on the Plan of Lake Park, Section 3, as of record in Book 4660, page 90, Register's Office for said County.
Said Lot No. 133 fronts 100.94 feet on the southeast side of Port Jamaica Court and extends back 150.93 feet on the northeast line and 174.05 feet on the southwest line to a dead line measuring 157.62 feet thereon.

Being the same property conveyed to J. Douglas Kay by deed from BG Corporation, of record in Book 5461, page 103, Register's Office for said County.

This conveyance is subject to the plan of record in Book 4660, page 90, Register's Office for said County, shows an Owner's Certificate, a 30-foot minimum building setback line from Port Jamaica Court, a 20-foot easement for public utilities and drainage purposes, a 15-foot sewer easement, easement for a 10" sewer line and a utility anchor easement; and restrictive covenants of record in Book 4787, page 510, Register's Office for said County.

I, Dorothy Kay wife of J. Douglas Kay, do hereby join in the execution of this instrument in order to convey any marital rights I have in the property.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 74,000.00
Subscribed and sworn to before me, this the 10 day of Sept 19 80
Affiant
My commission expires: 4.18.82 (Affix Seal)
Notary Public

unimproved ( )
This is improved (X) property, known as 4004 Port Jamaica Court, Hermitage, Tennessee 37076
(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 10th *day of* September *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.*

J. Douglas Kay

Dorothy Kay

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, NANCY CROTA, *a Notary Public in and for said County and State,* J. Douglas Kay and wife, Dorothy Kay

the within named bargainorS, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 10 *day of* Sept, *19* 80.

4.18.82

Commission expires

Notary Public

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

CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM

J. Douglas Kay

TO

Charles Wade Smith and wife,
Sandra L. Smith

G 0 7 5 6 7

IDENTIF. REFERENCE

SEP 12 1 43 PM '80

FELIX A. WILSON 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 _____ BOOK 5650 PAGE 463

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
			74000.00- CO	
			152.40 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 158.90-	
1973A09/12/ED			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

607567

T
IDENTIF. REFERENCE

SEP 12 1 43 PM '00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 779847