FILE BOX #2

WARRANTY DEED

FROM EARL MORGAN SMITH, single

BOOK 5654 PAGE 91

ADDRESS NEW OWNER(S) AS FOLLOWS:	Lee R. Watson and W. S. Perry 617 Lamar Drive Nashville, Tennessee 37205
SEND TAX BILLS TO:	New Owner
PREPARED BY:	Clyde Paul Holland, Attorney 65 Music Square East, Nashville, TN. 37203 mail
MAP-PARCEL NOS:	103-3-214 25W-9280

{STATE OF TENNESSEE COUNTY OF ..... DAVIDSON .....}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ...31,344.32..... Affiant: W. S. Perry

SUBSCRIBED AND SWORN TO BEFORE ME THIS ..18th..day of September,..1980

Danielle D Banks — NOTARY PUBLIC

7-27-81 — DATE COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ----------TEN AND 00/100----------

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

cash in hand paid by LEE R. WATSON and W. S. PERRY, a partnership, and other good and valuable consideration, the receipt of which is hereby acknowledged, including agreement by the said Grantee(s) to assume and agree to pay the balance outstanding on that certain indebtedness evidenced by deed of trust of record in Book 5550, Page 225, Register's Office for Davidson County, Tennessee, executed by Earl Morgan Smith to Charles Nelson, Jr., Trustee, securing to Home Federal Savings & Loan Association one note in the amount of $26,083.20, payable in conformity with the terms and conditions therein stated;

EARL MORGAN SMITH, single

.....GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

.....LEE R. WATSON and W. S. PERRY, a partnership.....

.....GRANTEES..... their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in ....DAVIDSON..... County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of J. G. Edwards' Subdivision, of record in Book 1835, Page 17, Register's Office for said County.

SAID Lot No. 2 fronts 50 feet on the westerly side of 50th Avenue North and runs back 173.15 feet on the northerly line and 173 feet on the southerly line to a dead line measuring 51.45 feet thereon.

BEING the same property conveyed to Earl Morgan Smith and wife, Bessie Marie Smith by deed from Earl McFerrin Smith and wife, Irene McEwen Smith of record in Book 3979, Page 939, Register's Office for Davidson County, Tennessee, the said Bessie Marie Smith having since died.

THIS conveyance is made subject to 30-foot setback line from 50th Avenue North and 10-foot easement for public utilities across the rear of the lot; and to taxes for the year 1980 and subsequent years.

unimproved ( )
This is improved (X) property, known as 141 (Number) 50th Avenue North (Street), Nashville (City), Tennessee (State) 37209 (Zip)

BOOK 5654 PAGE 92

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns, forever.

AND I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except of record.

AND I, Earl Morgan Smith, do(es) further covenant and bind myself, my heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEES, their heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 18th day of September, 1980

Earl Morgan Smith
EARL MORGAN SMITH

G0891.6

IDENTIFICATION REFERENCE
SEP 22 1 18 PM '80
DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named EARL MORGAN SMITH the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville (City), Tennessee (State)

this 18th day of September 1980

July 27, 1981
Comission Expires

Jeanette S. Banks
Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)

09/22 67.80 CHECK

3720

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5654 PAGE 93

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
			31344.32- CO	
			81.38 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	87.88-
			3720A09/22/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 089116

G.0.89116

T

IDENTIF. REFERENCE

SEP 22 1 18 PM '80

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

No. 781531