43 12/03 137.80- CHECK

WARRANTY DEED

BOOK 5685 PAGE 458

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,497.57

Margaret Berry Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF December 1980

Douglas R. Berry
Notary Public

MY COMMISSION EXPIRES: October 6, 1982

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARGARET D. SMITH (NAME)	ARVIDA MORTGAGE COMPANY (NAME)	51-3
1002 Saunders Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 22100 (STREET ADDRESS)	193
Madison, Tn. 37115 (CITY) (STATE) (P. O. ZIP)	Tampa, Florida 33622 (CITY) (STATE) (ZIP)	11D 17060

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBERT E. BAIN and GAYLE J. NICHOLS, formerly Gayle J. Bain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARGARET D. SMITH

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 40 on the Plan of Pleasant Acres, Section 2, of record in Plat Book 2133, page 75, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert E. Bain and wife, Gayle J. Bain by deed from Thomas Wilson Davis and wife, Ellen W. Davis, of record in Book 5337, page 805, Register's Office for Davidson County, Tennessee.

Spouse of the said Gayle J. Nichols (formerly Gayle J. Bain), Jerald Nichols, joins in this deed for the purpose of conveying any interest he may have in the said property.

This is improved (X) unimproved ( ) property, known as 1002 Saunders Avenue, Madison, Tennessee 37115 (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 1st day of December, 19 80

Robert E. Bain
ROBERT E. BAIN

Gayle J. Nichols
GAYLE J. NICHOLS

Jerald Nichols
JERALD NICHOLS

BOOK 5685 PAGE 459

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gayle J. Nichols and Jerald Nichols

the bargainor S, 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 Goodlettsville, Tennessee this 1st day of December, 19 80

Commission Expires October 17, 1982 Douglas R Berry Notary Public

DOUGLAS R. BERRY NOTARY PUBLIC DAVIDSON TENN.

STATE OF _____
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { he / they } as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____ Notary Public

STATE OF FLORIDA
COUNTY OF Citrus

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Bain, the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hernando Florida, this 22 day of Nov., 1980.

Robert E Bain
NOTARY PUBLIC

My Commission Expires: Notary Public, State of Florida at Large. My Commission Expires Nov. 27, 1982.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

WARRANTY DEED

FROM
ROBERT E. BAIN, et al

TO
MARGARET D. SMITH

G 1 9995

IDENTIF. REFERENCE

DEC 3 10 09 AM '80

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5685 PAGE 460

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
			50497.57- CO	
			131.30 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 137.80-	
7743A	12/03/80		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

GI-9995

IDENTIF. REFERENCE

DEC 3 10 09 AM '80

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

No. 795095