ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
MARY JANE SMITH	THE LOMAS & NETTLETON COMPANY	128-10-28
(NAME)	(NAME)	
7920 Stallion Drive	3200 Pacific Avenue	9D-57454
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Virginia Beach, Virginia 23451	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

BOOK 5686 PAGE 410

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) DOLLARS

cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we,

WILLIAM L. WINGATE and wife, VELSIE J. WINGATE,

hereinafter called the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said MARY JANE SMITH, unmarried,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Stacy Square, Section II, as of record in Book 4175, page 30, Register's Office for said County.

Said Lot No. 75 fronts 80 feet on the northerly margin of Stallion Drive, and extends back 137.0 feet on the westerly line, and 136.5 feet on the easterly line, to a line on the rear which is a broken line, on which it measures 80.07 feet.

Being all the same property conveyed to William L. Wingate and wife, Ada I. Wingate by deed from Raymond H. Roberts and wife, Mattie Louise Roberts of record in Book 4428, page 757, Register's Office for Davidson County, Tennessee; the said Ada I. Wingate having since died on April 4, 1977, and William L. Wingate having since remarried Velsie J. Wingate.

As part of the consideration for this transfer, the Grantee agrees to assume and pay the unpaid balance of a certain note in the original principal amount of $16,200.00 secured and evidenced by Deed of Trust of record in Book 4428, page 759, as re-recorded at Book 4454, page 353, Register's Office for Davidson County, Tennessee, in favor of United Mortgage Servicing Corp. (now The Lomas & Nettleton Co.), and further that all title and interest in the escrow account and insurance policy held in connection with aforesaid note and Deed of Trust is transferred and conveyed to the Grantee.

This conveyance is further subject to restrictive covenants contained in instrument of record at Book 4265, page 777, as amended at Book 4379, page 833; and to the limitations shown on the Plan of record at Book 4175, page 30; all of record in the Register's Office for said County; and to 1980 property taxes which the Grantee assumes in full.

~~XXXXXXXXX~~)
This is improved (XX) property, known as 7920 Stallion Drive, Nashville, Tennessee 37221
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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 3rd day of December, 19 80.

William L. Wingate
~~WILLIAM L. WINGATE~~

Velsie J. Wingate
VELSIE J. WINGATE

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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 WILLIAM L. WINGATE and wife, VELSIE J. WINGATE

the 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 3rd day of December, 19 80.

My commission expires 1-19-81 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 47,434.35
This is equal to or greater than the property would bring at a fair and voluntary sale.

Mary Jane Smith

Sworn to and subscribed before me
this 3rd day of December, 19 80.

My commission expires 1-19-81 Notary Public

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Road, Nashville, TN 37215

Name Address

RECEIVED
DEC 4 3 31 PM '80
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE 52.0.320

WARRANTY DEED - CORP.

FROM
WILLIAM L. WINGATE and wife,
VELSIE J. WINGATE

TO
MARY JANE SMITH

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

File Box 19

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5686 PAGE 412

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
			47434.35-	CO
			123.24	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	129.74-
8204A	12/04/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2.0.3 2 0

T
IDENTIF. REFERENCE

DEC 4 3 31 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 795545