ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Donnie Lee Smith (NAME)	Third National Mortgage Co. (NAME)	58-11
545 Phipps Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	Par89Js
Nashville, TN 37218 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5699 PAGE 540

For and in consideration of the sum of Ten and no/100 ---------- DOLLARS

cash in hand paid receipt of which is hereby acknowledged and other good and valuable consideration, including the assumption by Grantee of a note in the original sum of $57,500.00 payable to Third National Mortgage Company secured by Deed of Trust in Book 5448, page 944, as well as the assumption of a note in the original sum of $18,849.60 payable to Auto Glass Employees Federal Credit Union secured by Deed of Trust in Book 5649, page 750.

I, John H. Barnes, a single person

have bargained and sold, and by these presents do transfer and convey unto the said Donnie Lee 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. 208, on the Plan of Royal Hills Subdivision, Section 1, of record in Book 4675, page 73, Register's Office for Davidson County, described as follows:

Beginning at a point in the east margin of Phipps Drive at the common front corner of Lots nos. 208 and 209; thence with the north line of Lot No. 209 in an easterly direction 206.29 feet to a point, said point being the common rear corner of Lots nos. 208 and 209; thence north 22 degrees 16' 55" east 80.35 feet to a point, said point being the common rear corner of lots no. 207 and 208; thence with the south line of lot no. 207 in a northwesterly direction 216.01 feet to a point in the east margin of Phipps Drive, said point being the common front corner of lots nos 207 and 208; thence with said east margin of Phipps Drive in a southerly direction and with a curve having a radius of 571.61 feet a distance of 54.00 feet to a point; thence continuing with said east margin of Phipps Drive in a southerly direction 46.0 feet to the point of beginning.

This conveyance is subject to a 10 foot sewer easement containing a 8-inch sewer line, 20 foot public utility and drainage easement, 30 foot building set-back line from Phipps Drive and conditions of Owner's Certificate of record in Book 4675, page 73, said Register's Office; and restrictive covenants of record in Book 4813, page 77, as recorded in Book 4895, page 102, Register's Office for said County.

Being the same property conveyed to John H. Barnes by deed from Jim Hale, et ux in Book 5448, page 941, R.O.D.C. Tennessee.

unimproved ( )
This is improved (XX) property, known as 545 Phipps Dr. (House Number) (Street)
Nashville, Tennessee 37218
(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 12th day of January, 19 81.

Buyer: Donnie Lee Smith Seller: John H. Barnes

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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 John H. Barnes and Donnie Lee Smith

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 Nashville, this 12th day of January, 19 81.

My commission exprires 10-17-81 Notary Public

Donnie Lee Smith executed the instrument to assume the mortgages.

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 $ 57,120.29
This is equal to or greater than the property would bring at a fair and voluntary sale.

Donnie Lee Smith

Sworn to and subscribed before me this 13 day of January, 19 81.

My commission expires 10-17-81 Notary Public

This instrument was prepared by:
Richard R. Hedgepath, Attorney, 802-51st Avenue No., Nashville, TN 37209
Name Address

RUSH

$2.50 1 1 8
C-25116

IDENTIF. REFERENCE

JAN 13 11 28 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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

4563 WARRANTY DEED 01/13 154.95- CHECK

FROM

TO

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

57120.29- CO
148.46 CO TX
.50 PRFEE
6.00 WDEED
CHECK 154.96-
4563A01/13/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 25 1 1 6

IDENTIF. REFERENCE

JAN 13 11 29 AM '81

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 801668