FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May 19 81

Notary Public

MY COMMISSION EXPIRES: 10-18-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILLIAM D. CASTLEMAN, ATTORNEY, 219 Second Avenue, North, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth M. Smith, etux (NAME)	Realty Mortgage, Inc. (NAME)	Map 104-1
3718 Sentinel Drive (STREET ADDRESS OR ROUTE NUMBER)	Suite 250 2200 Century Parkway, N.E. (STREET ADDRESS)	Par 41
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	11W-84545

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, LUTHER WALTER OWENS and SUSAN COSTEN (now OWENS), joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH M. SMITH, et ux, MARY ANN ARMBRUSTER-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:

LAND in Davidson County, Tennessee, being Lot No. 48 on the Plan of the Second Revised Valley View Subdivision, Section One, as of record in Book 2331, Page 113, said Register's Office.

BEGINNING on the easterly margin of 38th Avenue, North, at the corner of Lots 48 and 49; thence, with the line between said two lots, easterly 114.10 feet to the westerly margin of an alley; thence, with said alley, southwardly 95 feet to the northerly margin of Sentinel Drive; thence, with said Drive, westwardly 70.80 feet to the beginning of a curve; thence, around said curve in a northwesterly direction 39.26 feet to the easterly margin of 38th Avenue, North; thence, with said Avenue, northwardly 70 feet to the beginning.

BEING the same property conveyed to Luther Walter Owens and Susan Costen (now Owens), joint tenants with right of survivorship, by deed from Charles G. Tyler, and wife, Cynthia W. Tyler, of record in Book 5288, Page 892, Register's Office for Davidson County, Tennessee.

IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining balance of a deed of trust of record in Book 5161, Page 548, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3178 Sentinel Drive, Nashville, Tennessee 37209
(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 20th day of May, 1981

X _____ X _____

LUTHER WALTER OWENS SUSAN COSTEN (now OWENS)

STATE OF TENNESSEE
Davidson County

BOOK 5747 PAGE 950

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Luther Walter Owens and Susan Costen (now Owens)

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, Tennessee, this 20th day of May 19 81

Commission expires 10-18-81

Kathy J. Dixon-Bryan
Notary Public

STATE OF TENNESSEE
Davidson 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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 purposes 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

WARRANTY DEED

FROM

LUTHER WALTER OWENS, and

SUSAN COSTEN (now OWENS)

TO

KENNETH M. SMITH, ET UX,

MARY ANN ARMBRUSTER-SMITH

G. 4. 2 8 2 6

IDENTIF. REFERENCE

MAY 21 1 27 PM '81

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

File Box 9

Lawyers Title of Middle Tennessee, inc.

Title Guaranteed

NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5747 PAGE 951

FOR _____

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
			32500.00- CO	
			64.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	91.00-
		7019A05/21/81	84L	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 2 8 2 6

IDENTIF. REFERENCE

MAY 21 1 27 PM '81

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 823257