ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Reginald L. Smith, Sr. (NAME)	Bankers Mortgage Corporation (NAME)	105-1-503 Ts
922 14th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	P.O. Drawer F-20 (STREET ADDRESS)	
Nashville, TN. 37212 (CITY) (STATE) (ZIP CODE)	Florence, SC 29503 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5773 PAGE 748

For and in consideration of the sum of ----------$10.00----------
----------TEN AND NO/100---------- DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged, We

JOHN DOUGLAS AYERS AND WIFE, VIOLET SINGLETON AYERS

have bargained and sold, and by these presents do transfer and convey unto the said
REGINALD L. SMITH, SR. AND WIFE, BETTY JEAN STANFORD SMITH

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, described as follows:

Being part of Lot No. 12 on the Plan of Catron Heir's Addition to Nashville as of record in Plat Book 1, page 132, Chancery Court at Nashville, described according to a survey of Michael V. Holmes, dated April 7, 1971, as follows:

Beginning at an iron pin the easterly margin of 14th Avenue South at the common corner of Lots 11 and 12; thence with the line between said lots, South 82° 13' East 150 feet to an iron pin in the westerly margin of an alley; thence with the margin of said alley, South 8° 16' West 43.13 feet to an iron pin in the beginning of a curve; thence around said curve, southwesterly 23.44 feet to an iron pin in the northerly margin of Grand Avenue; thence with the margin of the same, north 82° 13' West 109.91 feet to an iron pin in the beginning of a curve; thence around said curve, northwesterly 39.48 feet to an iron pin in the easterly margin of 14th Avenue South, thence with the margin of the same, North 8° 16' East 32.79 feet to the point of beginning.

BEING the same property conveyed to John Douglas Ayers and wife, Violet Singleton Ayers by deed from James T. Lynn, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 4702, page 365, Register's Office for Davidson County, Tennessee.

Grantees herein agree to assume and pay a first mortgage payable to Bankers Mortgage Corporation of record in Book 4702, page 367, Register's Office, Davidson County, Tennessee. Escrow account and insurance are transferred to Grantees.

This is improved (XX) unimproved ( ) property, known as 922 14th Avenue, South
(House Number) (Street)
Nashville, Tn. 37212
(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 21st day of July, 1981

John Douglas Ayers

Violet Singleton Ayers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5773 PAGE 749

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Douglas Ayers and wife, Violet Singleton Ayers

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 21st day of July, 1981.

My commission expires September 25, 1983 Notary Public Angela M. Caudill

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 $ 22,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Reginald L. Smith

Sworn to and subscribed before me
this 21st day of July, 1981.

My commission expires September 25, 1983 Notary Public Angela M. Caudill

This instrument was prepared by:

Truman S. Wrenne, Attorney, 344 4th Avenue, North, Nashville, Tennessee 37219

Name Address

G-259682

WARRANTY DEED

FROM JOHN DOUGLAS AYERS AND WIFE, VIOLET SINGLETON AYERS

TO REGINALD L. SMITH, JR. AND WIFE, BETTY JEAN STANFORD SMITH

5 1931

IDENTIF. REFERENCE

FILED PIONEER TITLE CO.

JUL 23 12 45 PM '81

FELIX ... SON II REGISTER
DAVIDSON COUNTY, TENN.

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

8256 07/23 63.70- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5773 PAGE 750

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

22000.00- CO
57.20 CO TX
.50 PRFEE
6.00 WDEED
CHECK 63.70-
8286A07/23/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65193 T

IDENTIF. REFERENCE

JUL 23 12 45 PM '81

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

No. 834135