WARRANTY DEED

BOOK 5794 PAGE 247

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

John B. Clopton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 1981

Bessie Mae Clopton
Notary Public

MY COMMISSION EXPIRES: 1-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN B. CLOPTON (NAME)	ENGEL MORTGAGE COMPANY, INC. (NAME)	53-17
125 Becker St. (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 847 (STREET ADDRESS)	39
Old Hickory, Tn 37138 (CITY) (STATE) (P. O. ZIP)	BIRMINGHAM, ALABAMA 35201 (CITY) (STATE) (ZIP)	LW 8650

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, GARY WAYNE SMITH AND WIFE, TERRI D. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN B. CLOPTON

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 THE REAR OR NORTHERLY PART OF LOTS NO. 19 AND 20, BLOCK "C" ON SUBDIVISION MAP NO. 3 OF LIFE & CASUALTY INSURANCE COMPANY'S PROPERTY AT OLD HICKORY, TENNESSEE, OF RECORD IN BOOK 974, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF BECKER AVENUE, 64.4 FEET NORTHWESTERLY FROM THE NORTHERLY MARGIN OF PARK CIRCLE; THENCE WITH THE NORTHEASTERLY MARGIN OF BECKER AVENUE, NORTHWESTERLY 60 FEET TO THE COMMON CORNER OF LOTS NO. 18 AND 19; THENCE WITH THE LINE BETWEEN LOTS NO. 18, 19 & 20, NORTHEASTERLY 116.6 FEET TO A CORNER OF LOT NO. 21; THENCE WITH THE LINE BETWEEN LOTS NO. 20 AND 21, SOUTHEASTERLY 60 FEET TO A POINT; THENCE SOUTHWESTERLY PARALLEL TO THE SOUTHEASTERLY LINE OF LOT NO. 18, 116.6 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GARY WAYNE SMITH BY DEED FROM TONY LIDON JEANETTE AND WIFE, PAMELA DENISE JEANETTE, AS OF RECORD IN BOOK 5610, PAGE 691, SAID REGISTER'S OFFICE, THE SAID GARY WAYNE SMITH HAVING SINCE MARRIED.
THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN FAVOR OF ENGEL MORTGAGE COMPANY, INC., SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

unimproved ( )
This is improved (X) property, known as 125 BECKER AVENUE, OLD HICKORY, TN. 37138
(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 27th day of AUGUST, 1981

Gary Wayne Smith
GARY WAYNE SMITH

Terri D. Smith
TERRI D. SMITH

PREPARED FROM INFORMATION
AND DOCUMENTS PROVIDED BY
THE PARTIES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5794 PAGE 248

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named GARY WAYNE SMITH AND WIFE, TERRI D. 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, TN. this 27th day of AUGUST, 19 81

Bessie Marie Clopton, Notary Public

Commission Expires 1-18-1982

NOTARY PUBLIC DAVIDSON COUNTY, 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

7888 09/14 109.20- CHECK

G 59759

IDENTIF. REFERENCE

SEP 14 3 24 PM '81

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
GARY WAYNE SMITH ET UX

TO
JOHN B. CLOPTON

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Service

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

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

RECEIVED OF _____ BOOK 5794 PAGE 249

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
			39461.95- CO	
			102.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 109.20-	
7808AU9/14/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65975

IDENTIF. REFERENCE

SEP 14 3 24 PM '81

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

No. 843391