1540 10/06 53.00- CHECK

WARRANTY DEED

(CORPORATE FORM)

BOOK 5803 PAGE 842

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Gene A. Smith, ET UX (NAME)	Bankers Mortgage Corporation (NAME)	59 - 5
Route 2-Old Hickory Boulevard (STREET ADDRESS OR ROUTE NUMBER)	Post Office Drawer F-20 (STREET ADDRESS)	Par 95 11
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Florence, South Carolina 29503 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of One Thousand Seven Hundred Seventy and No/100 ($1,770.00)---------- Dollars.

Cash in hand paid and other good and valuable consideration, paid by the grantees, the receipt of which is hereby acknowledged and the assumption by the grantees herein of an unpaid principal balance of $14,207.13 of an original note secured by a Deed of Trust of record in Book , page , Register's Office for Davidson County, Tennessee.

I, MARGARET LEE TATE (unmarried) have ~~XX~~ bargained and sold, and does hereby transfer and convey unto the said GENE A. SMITH and wife, SHIRLEY SMITH their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:,

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Buena Vista Estates, Section 2, as of record in Book 3842, page 257, Register's Office for said County.

Said Lot No. 29 fronts 38.59 feet on the southeasterly side of the turnaround of Trumpet Circle and runs back between lines 188 feet on the northeasterly side and 105 feet on the westerly side to a line in the rear measuring 166.72 feet thereon.

Being the same property conveyed to Margaret Lee Tate, by deed from H. Lynn Greer, Jr., Trustee, of record in Book 4448, page 918, Register's Office for said County.

This conveyance is made subject ot all restrictive convenants, easements and set back lines that are applicable to the above described property.

Grantees are also paying first mortgage payments up-to-date in the amount of $756.00 and paying in full a second mortgage to Transouth Financial Service in the amount of $2,005.00.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $*18,738.13*

Subscribed and sworn to before me, this the 1st day of October 19 81

Affiant

My commission expires: (Affix Seal) Notary Public

unimproved ( )
This is improved (X) property, known as 4805 Trumpet Circle - Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GENE A. SMITH and wife, SHIRLEY SMITH their (successors), heirs and assigns forever. Grantor covenants that ~~it~~ she ~~X~~ lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds herself, her heirs and representive to warrant and forever defend the title to said real estate to said GENE A. SMITH and wife, SHIRLEY SMITH their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 1st day of October, 1981., ~~XX~~

Margaret Lee Tate

INSTRUMENT PREPARED BY:

Gene A. Smith
Bankers Mortgage Corporation
United Companies
Post Office Box 140395

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Patricia Combs, a Notary Public of the State and County aforesaid, personally appeared Margaret Lee Tate, with whom I am personally acquainted, and who, upon oath, acknowledged self to be , of the , the within named bargainor, a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in Nashville, Tennessee, this 1 day of October, 1981.

Patricia Combs Notary Public

Commission expires 4-11-83

PATRICIA COMBS NOTARY PUBLIC

WARRANTY DEED

FROM
MARGARET LEE TATE
TO
GENE A. SMITH

362776

IDENTIF. REFERENCE

OCT 6 9 52 AM '81

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Paul Pollard P. Keigler Esq
Burt Ward Baugh Esq
Nashville

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

BOOK 5803 PAGE 844

RECEIVED OF _____

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
			16/38.13-	CO
			47.32	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	53.82-
			1540A10/06/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

362776

IDENTIFICATION REFERENCE

OCT 6 9 52 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 846899