OFFICIAL RECEIPT

BOOK 5871 PAGE 16

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th. DAY OF April, 82

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Smelser (NAME)	SAME (NAME)	82-12-161 19W-17550 82-12-216 19W-15875
P.O. Box 100574 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37210 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

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, James R. Connor and wife, Cathy Connor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne Smelser

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 Lots Nos. 24, 25, and 26 on the Plan of Leek's Subdivision of Arthur Tract as of record in Book 547, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to James R. Connor by deed from G. D. Hulsey and wife, Rose Hulsey of record in Book 5586, page 502, said Register's Office.

THIS conveyance is subject to a first mortgage payable to G. D. Hulsey and wife, Rose Hulsey in the original principal amount of $27,000.00 executed April 1, 1980 and filed for record April 3, 1980 in Book 5586, page 505, said Register's office.

The taxes for 1982 were pro-rated and assumed by the Grantee.

Cathy Connor joins in this conveyance to convey any and all marital rights she might have in said property.

This is unimproved (XX) improved ( ) property, known as (improved) 909, 911, 913 Marina St. and (unimproved) 403 Myrtle St., Nashville, Tn.
(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 7th. day of April, 19 82

James R. Connor: James R. Connor

Cathy Connor: Cathy Connor

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Connor and wife, Cathy Connor

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 7th. day of April 19 82.

Commission expires 4/21/85

Patricia E. Clark
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 (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 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

G 8.6 3 9 9

WARRANTY DEED

FROM James R. Connor and wife, Cathy Connor

TO Wayne Smelser

IDENTIF. REFERENCE

APR 8 1 27 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

CHECK
04/08 83.92

1024

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

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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
			31696.44- CO	
			62.42 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	89.92-
			1024A04/08/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 6 3 9 9

IDENTIF. REFERENCE

APR 8 1 27 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 875207