BOK 30

FORM NO. WD-1

3910 08/21 106.34- CHECK

I.4.4.8.8

IDENTIF. REFERENCE

Aug 21 3 16 PM '84

FELIX Z. ZOLLICOFFER, REGISTER
DAVIDSON COUNTY, TN

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,362.05

Lamar Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 1984

Notary Public

MY COMMISSION EXPIRES 1-1-1986

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENN.

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Realtors Building, 306 Gay Street, Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lamar Edwards (NAME)	Bankers Mortgage Corporation (NAME)	105-1-503
922 14th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	P. O. Drawer F-20 (STREET ADDRESS)	10W-4098
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Florence, South Carolina 29501 (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, Reginald L. Smith, Sr. and wife, Betty Jean Stanford Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lamar Edwards, Unmarried

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, 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, formerly Lucas Street, at the common corner of Lots 11 and 12; thence with the line between said lots, South 82 degrees 13 minutes East 150 feet to an iron pin in the westerly margin of an alley; thence with the margin of said alley, South 8 degrees 16 minutes 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, formerly Catron Street, thence with the margin of the same, north 82 degrees 13 minutes 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 degrees 16 minutes East 32.79 feet to the point of beginning.

BEING the same property conveyed to Reginald L. Smith, Sr. and wife, Betty Jean Stanford Smith by deed from John Douglas Ayers and wife, Violet Singleton Ayers, of record in Book 5773, page 748, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4220, page 723 and Book 4487, page 678, both in said Register's Office, and to the matters set forth in the above referenced plan of record.

(continue on back)

This is unimproved ( ) improved (X) property, known as 922 14th Avenue South, Nashville, Tennessee 37212
(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 hands this 15th day of August 1984

Reginald L. Smith, Sr.

Betty Jean Stanford Smith

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 Reginald L. Smith, Sr. and wife, Betty Jean Stanford Smith

the bargainors, 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 15th day of August 19 84

Commission expires 1-19-86

Notary Public

*or proved to me on the basis of satisfactory evidence.

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
Reginald L. Smith, Sr. and wife,
Betty Jean Stanford Smith

TO
Lamar Edwards

I. DYKE TATUM, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Guaranty Mortgage Company of Nashville, of record in Book 4702, page 367, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			38362.05- CAPT.	
			99.84 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	106.34-
3910A08/21/84			CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 4 4 8 8.

IDENTIF. REFERENCE

AUG 21 3 16 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0062641