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file 7

FORM NO. WD-1

16914

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$34,750.00 Marguerite Grimes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF December, 19 85

Notary Public

MY COMMISSION EXPIRES 4-19-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SATURN & MAZER, ATTORNEYS, 212 Third Avenue, North, Nashville, Tennessee - 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JEFFERY LLOYD SMITH (NAME)	Fleet Real Estate Funding Corp. (NAME)	MAP 103-3
5109 Idaho Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box F-20 (STREET ADDRESS)	PAR 73
Nashville, Tn 37209 (CITY) (STATE) (P O ZIP)	Florence, South Carolina 29501 (CITY) (STATE) (ZIP)	25W 2545

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, MARGUERITE CALHOUN GRIMES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFERY LLOYD SMITH et ux ELIZABETH ANN SMITH

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, being the westerly 50' of the Easterly 340' of the Northerly 160' of Lots Nos 23 & 24 on the Realty Savings Bank & Trust Company's Revised Plan of west Extension of Charlotte Park Company's First Addition of record in Book 421, Page 18, 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 Goseph Edward Grimes et ux Marguerite Calhoun Grimes by deed from Dan B. Yearwood et ux Edity D. Yearwood of record in Book 1416, Page 80, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

IDENTIFICATION REFERENCE

Dec 13 12 44 PM '85

unimproved ( )
This is improved ( ) property, known as X 5109 Idaho Avenue, Nashville, Tn 37209
(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 my hand this 4th day of December, 19 85

Marguerite Calhoun Grimes

MARGUERITE CALHOUN GRIMES

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 ~~MARGUERITE CALHOUN GRIMES~~

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this ~~4th~~ day of ~~December~~ 19~~88~~

Commission expires 4-19-87

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

WARRANTY DEED

FROM

MARGUERITE CALHOUN GRIMES

TO

JEFFERY LLOYD SMITH

~~ELIZABETH ANN SMITH~~

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

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	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

347[illegible] 0- [illegible]
[illegible] [illegible]
.50 [illegible]
6.00 [illegible]
[illegible] 99.70-
637|A|2/13/85 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61125

IDENTIFICATION REFERENCE

DEC 13 12 44 PM '85

FELIX Z. WILSON, II

No. 201356