ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
James A. Smith and Gwendolyn E. Smith (NAME)	James A. Smith (NAME)	92-7-359
321-21st Avenue North (STREET ADDRESS OR ROUTE NUMBER)	321-21st Avenue North (STREET ADDRESS)	3W-1550
Nashville, Tenn. 37203 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6828 PAGE 619

For and in consideration of the sum of One and 00/100---------- ----------($1.00)---------- DOLLARS

Cash in hand paid by the Hereinafter named Grantee's, and other good and Valuable considerations, the receipt of which is hereby acknowledged,

I, James A. Smith, a Widower,

have bargained and sold, and by these presents do transfer and convey unto the said James A. Smith and Gwendolyn E. Smith, as Joint Tenancy,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the south westerly part of Lot No. 13, on the plan of H. P. Bostick's First Addition to Nashville, as of record in Book 21, page 31, Register's Office of said County, and described in the survey made on the 6th day of April 1949, by George W. Watkins, surveyor, as follows:

Beginning at the northeast corner of 19th Avenue North, formerly Walnut Street, and Jo Johnston Avenue, formerly Line Street or Watkins Avenue; thence with the northerly margin of Johnston Avenue, eastwardly 43 feet 4 inches to a point 16 feet 8 inches west of the corner of Lots 12 and 13; thence northwardly and parallel with the line between said two lots, 115 feet to a point; thence westwardly 30 feet 4 inches to a point in the easterly line of 19th Avenue North; thence southwardly along the eastern margin of said Avenue 118.7 feet, more or less, to the point of beginning.

Being the same property conveyed to James A. Smith and wife, Lovie M. Smith by deed from Max Komisar and Louis Komisar, Co-Trustees, of record in Book 5565, page 279, Register's Office for Davidson County, Tennessee. The said Lovie M. Smith having since died.

unimproved ( )
This is improved ( ) property, known as 1820 Jo Johnston Street (House Number) (Street)
Nashville, Tennessee 37203
(P. O. Address) (City or Town) (Zip Code)

TIEK

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.

Whenever 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 8th day of April, 1986.

James A. Smith

EBC7

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, H. E. Dixon, a Notary Public in and for said County and State, the within named James A. Smith,

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of April, 1986.

My commission expires 4-17-88 Notary Public H. E. Dixon

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 3000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

J. A. Smith

Sworn to and subscribed before me
this 14th day of April, 1986.

~~My commission expires~~ _____ ~~Notary Public~~ W. W. Jernigan
Mtg. Rep.

This instrument was prepared by:

J. A. Smith	321-21st Ave. N. Nashville, Tenn. 37203
Name	Address

WARRANTY DEED

FROM

JAMES A. SMITH

TO

JAMES A. SMITH AND

GWENDOLYN E. SMITH

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN
Apr 14 11 51 AM '86

IDENTIFICATION REFERENCE

91385

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

300[illegible].00- CAPIT.
7.00 CSTAX
.50 PRFEE
6.00 MISC
CHECK 14.50-
2907A04/14/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91385

IDENTIFICATION REFERENCE

APR 14 11 51 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 237005