THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY CLIENT: Nashville

# WARRANTY DEED

BOOK 7670 PAGE 743

FROM MORRIS E. AYERS and wife, WILMA SMITH AYERS

| | |
|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: STEPHEN T. SMITH and wife, ANN E. SMITH | PROPERTY OWNER NAME Stephen T. Smith ADDRESS ~~Rt # 3 Williamson Rd.~~ ~~Goodlettsville, TN. 37072~~ Lot 429 MORTGAGEE: JIM WALTER HOMES, INC. P. O. BOX 22601, TAMPA, FL 33622 |
| SEND TAX BILLS TO: Stephen T. Smith and Wife Ann E. Smith Rt. # 3 Williamson Rd. Lot 429 Goodlettsville, TN. 37072 | |
| PREPARED BY: DOAK & HOLLAND, ATTORNEYS, 105 Bonnabrook Drive, Suite 207, Hermitage, TN 37076 | MAP-PARCEL NOS: Pt of 011-00-0-149.00 |

{STATE OF TENNESSEE COUNTY OF Davidson}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9/27/88 DATE

James L. Sheakusen NOTARY PUBLIC

1-9-91 COMMISSION EXPIRES

AFFIX SEAL

7.37.92 IDENTIFICATION REFERENCE

Oct 5 1 49 PM '88 FELIX Z WILKINS REGISTER DAVIDSON COUNTY, TN

FOR AND and IN CONSIDERATION OF the sum of ----------TEN and 00/100----------

----------($10.00)---------- DOLLARS

and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged.

RETURN TO:
JIM WALTER HOMES, INC.
P. O. BOX 31601
TAMPA, FLORIDA 33631-3601

MORRIS E. AYERS and wife, WILMA SMITH AYERS,

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

STEPHEN T. SMITH and wife, ANN E. SMITH,

their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND lying in the 2nd Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the north margin of Freeman Hollow Court, being the common corner of tract no. 5 and 6 on the M. E. Ayers property according to a survey by Bruce Rainey and Associates, dated April 28, 1986; thence with the said margin of Freeman Hollow Court S 54° 53' 59" W, 66.67 feet to an iron pin; thence leaving road N 06° 19' 10" E, 129.08 feet to an iron pin; thence N 47° 44' 06" E, 367.93 feet to an iron pin; thence N 03° 22'07" W, 194.76 feet to an iron pin in the south line of Tract No. 4 of said survey; thence with the common line of tracts no. 4 and 5, N 86° 57' 57" E, 580.32 feet to an iron pin, southeast corner of tract no. 4 and in the north line of tract no. 5; thence with the common line of tract no. 5 and tract no. 3, S 84° 44' 49" E, 627.23 feet to an iron pin, northeast corner of Tract No. 5; thence S 01° 34' 27" W, 244.92 feet to an iron pin; thence S 66° 02' 50" W, 305.82 feet to an iron pin; thence with a new line N 72° 19' 25" W, 818.88 feet, to an iron pin; thence S 47° 44' 06" W, 474.24 feet to an iron pin; thence S 06° 19' 10" W, 66.09 feet to the point of beginning, containing 8.29 acres, more or less.

BEING a portion of the same land conveyed from Susie Mai Elliott Wooten, Annie Mai Elliott Scott and Mary Elizabeth Elliott Hastings, to Morris E. Ayers and wife, Wilma Smith Ayers, of record in book 4028, page 107, Register's Office for Davidson County, Tennessee.

( ) unimproved ( )
This is improved ( ) property, known as ..... (Number / Street / City / State / 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, STEPHEN T. SMITH and wife, ANN E. SMITH, their ..... heirs, successors and assigns, forever.

AND we do covenant with the said STEPHEN T. SMITH and wife, ANN E. SMITH ..... 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 except of record.

AND we, Grantors, MORRIS E. AYERS and wife, WILMA SMITH AYERS, do(es) further covenant and bind ourselves and our heirs and representatives, to WARRANT and forever defend the title to the said land to the said STEPHEN T. SMITH and wife, ANN E. SMITH, their ..... heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand s this 2nd. day of Sept., 19 88

Morris E. Ayers
MORRIS E. AYERS

Wilma Smith Ayers
WILMA SMITH AYERS

{STATE OF TENNESSEE ; COUNTY OF Davidson } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named MORRIS E. AYERS and wife, WILMA SMITH AYERS,

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville (City) this 2nd. day of Sept. 19 88

1-9-91
Comission Expires

James L. Shepherd
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

(AFFIX SEAL)

{STATE OF ..... ; COUNTY OF ..... } (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ..... with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be (Title) ..... of the ..... a corporation, the within named bargainer, and that ..... he as such (Title) ..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as (Title) .....

WITNESS my hand and seal, at office in CITY: ..... STATE: .....

this ..... day of ..... 19 .....

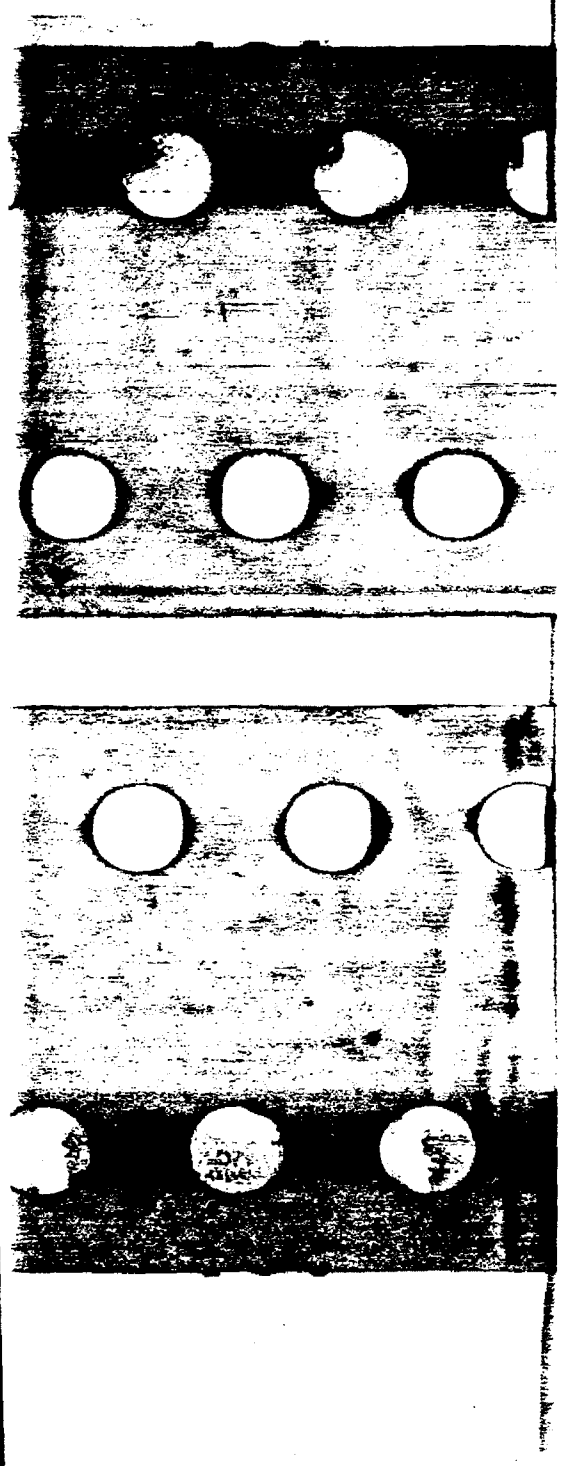
..... Commission Expires

..... Notary Public

(AFFIX SEAL)

744 90/05 01M 03CHECK

9.80



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7670 PAGE 745

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

| | |
|---|---|
| CAMT | 1000.00 |
| BANK | 3.30 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 9.80 |
| CHECK | 9.80 |

10/05/88 01 13:52 0001 4244

7.37.92

IDENTIFICATION REFERENCE

Oct 5 1 49 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 141079