BOOK 8647 PAGE 768

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (blw) (Title No: 31960)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 228,000.00

Edith McNeill Ayers
Affiant

Sworn and subscribed before me this
5th day of June, 1992.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Edith McNeill Ayers
108 Lexington Court
Nashville, TN 37215

RESPONSIBLE FOR PAYMENT OF TAXES:
First Southern Federal Savings Bank
4205 Hillsboro Rd., Ste.101B
Nashville, Tn 37215

MAP-PARCEL NUMBERS
131-01-J-019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nita Anne Smaldone, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edith McNeill Ayers, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 18 on the Plan of Lexington Green, Phase 2, as of record in Book 6900, page 798, Register's Office for said County, to which plan and reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Nita Anne Smaldone by deed from Rochford Realty & Construction Company, Inc. of record in Book 7903, page 882, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7700, Page 476, said Register's Office, and to the matters set forth in the referenced Plan of record.

17864

IDENTIFICATION

RECEIVED FOR RECORD

577 06/09 0101 03CHECK 850.60

This is improved property, known as: 108 Lexington Court , Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of June, 1992.

Nita Anne Smaldone

Nita Anne Smaldone

State of Tennessee
County of Davidson

On this 5th day of June, 1992, before me the undersigned authority, personally appeared Nita Anne Smaldone, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				228000.00
			CON TX	843.60
			PRFEE	1.00
			WDEED	6.00
			TOTAL	850.60
			CHECK	850.60
06/09/92	01		12:56 0001	9577

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

178864

IDENTIF. REFERENCE

JUN 9 12 58 PM '92

No. 539347