10243266
IDENTIFICATION REFERENCE

PREPARED BY AND RETURN TO

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jb) Title No: 38299
Dav. Co. File: Box 8

98 NOV -4 PM 2:31
REGISTER
DAVIDSON COUNTY, TN.
BOOK 11243 PG 587

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jay M. Hager Martha D. Flynn 327 50th Avenue North Nashville, Tennessee 37209	Security Financial and MortgageCorporation 1321 Murfreesboro Pk., Ste. 310 Nashville, Tennessee 37217

TAX MAP-PARCEL NUMBERS: 91-15-218

WARRANTY DEED

7718 11/04 0101 03CHECK 545.50

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 **Ollie L. Smith, Jr. and spouse, Mina R. Smith,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jay M. Hager and Martha D. Flynn, as joint tenants with rights of survivorship,** 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 the northerly 50 feet of the easterly 160 feet of Block No. 9 on the Map of Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County.

SAID part of Block No. 9 fronts 50 feet on the westerly side of 50th Avenue, North, formerly 9th Street, and runs back between parallel lines, with the southerly margin of Park, formerly 1st Avenue, 160 feet to a dead line.

BEING the same property conveyed to Ollie L. Smith, Jr. and wife, Mina R. Smith by deed from Ethel F. Bryant, a widow of record in Book 6081, page 783, 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..
This is improved property, known as: 327 50th Avenue North, Nashville, Tennessee 37209

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 31st day of October, 1996.

Ollie L. Smith, Jr. **Mina R. Smith**

State of Tennessee
County of Davidson

On this 31st day of October, 1996, before me the undersigned authority, personally appeared **Ollie L. Smith, Jr.** and **Mina R. Smith**, 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.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 145000.00

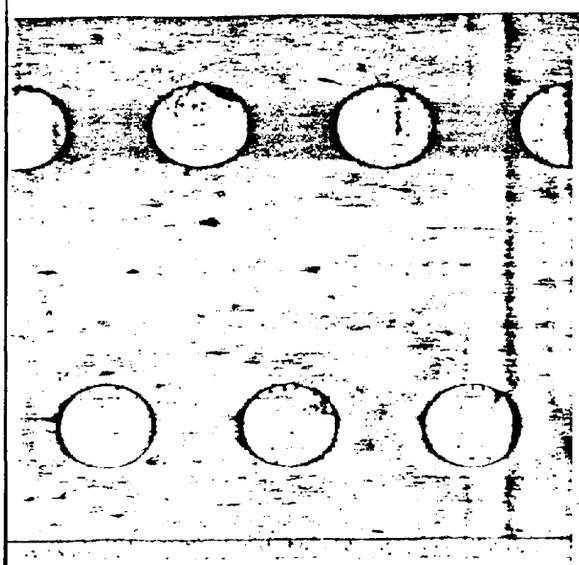
Affiant

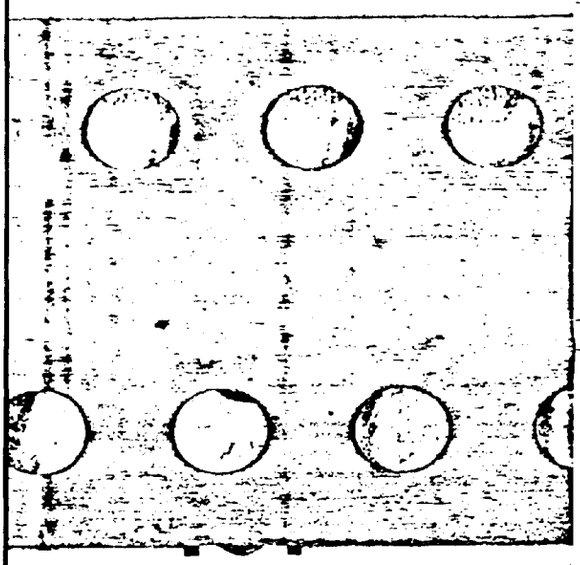
Sworn and subscribed before me on the 31st day of October, 1996.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 5-28-2000





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10243 PG 589

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

CAMT 145000.00
CON TX 536.50
PRFEE 1.00
WDEED 8.00
TOTAL 545.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 545.50

11/04/96 01 14:35 0001 7718

02432666
IDENTIF. & REFERENCE

96 NOV -4 PM 2:31

REGISTER
DAVIDSON COUNTY, TN.

No. 1084650