This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 181320

BOOK 3925 PAGE 42
REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 72 10 Par 167	Mr.& Mrs. Lonnie Smart	United Mortgagee Serv. Corp. 3200 Pacific Avenue Virginia Beach, Virginia
FIELD BOOK NUMBER(S) 15DA-3705	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 2830 Bronte Avenue	LOAN OR ACCOUNT NO.
		PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

ATLAS PALMER COVINGTON, a widow

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LONNIE SMART and wife, LILLIAN W. SMART,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of lanc in Davidson County, State of Tennessee, described as follows:

Being Lot No. 5 on the Map of Dugger Bros. Subdivision of part of the E. B. Rucker Land on Bronte Avenue, as of record in Book 1130, page 20.

Said Lot No. 5 fronts 60 feet on the easterly side of Bronte Avenue, and runs back between lines, 126.8 feet on the northerly line and 132.3 feet on the southerly line, to the westerly line of the right of way of the L. & N. Railroad, on which it measures 66 feet.

Being the same property conveyed to Atlas Palmer Covington, for her sole and separate use, by deed from Charles Sidney Brown and wife, as of record in Book 2884, page 511.

This conveyance is made subject to restrictions of record in Book 1169, page 276.

STATE TAX $ 14.93
PROBATE .50
TOTAL $ 15.43

AUG 10 1965
PAID AUG 10 1965
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above, and for 1965 taxes, which have been prorated and assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 2nd day of August, 1965.

Atlas Palmer Covington
Atlas Palmer Covington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 3925 PAGE 43

Before me, REau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Atlas Palmer Covington

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

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of August, 1965.

My commission expires: July 26, 1966

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

WARRANTY DEED

REF.:

FROM ATLAS PALMER COVINGTON, a widow

TO LONNIE SMART and wife,

93685

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 18 12 09 PM '65

NOTE BOOK 112 PAGE 270
RECORDING FEE $ 2.20
DEP. REG. C

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

MERCER REALTY CO., INC.
Realtors — 310 3rd Ave. No.
Nashville 3, Tenn. Phone 254-8721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public