This instrument prepared by
Nola Vandergriff
115 Stadium Drive
Hendersonville, Tenn. BOOK 4318 PAGE 431

Mail to: Money Kirby & Conner, P.O. Box 293 - Hendersonville 37075

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

JAMES DAVID FOSTER ET UX

TO

DENNIS RAY SMALLING ET UX

For draftsman's use

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Ray Smalling (NAME)	Guaranty Mortgage Co. (NAME)	Map 95-5
1906 Dahlia Circle (STREET ADDRESS OR ROUTE NUMBER)	Union Street (STREET ADDRESS)	Par. 2
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nash Tenn. (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

A 34198

IDENTIF. REFERENCE

MAR 19 8 37 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,174.99 James David Foster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March, 1969.

Nola Vandergriff
Notary Public

MY COMMISSION EXPIRES: 10-28-69

(AFFIX SEAL)

For and in Consideration of the sum of $10.00

TEN AND NO/100 - DOLLARS

and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of and agreement by the grantees herein to pay the principal balance now due, plus all future interst, on a certain note, dated August 3, 1959, for the principal sum of $9,000.00, payable $44.91 per month, including principal and interest at 5¼% per annum, owing Guararty Mortgage Co., of record in Book 2976, page 113, Register's Office for Davidson Co., Tenn.

We, James David Foster and wife, Patsy Adcock Foster have bargained and sold, and by these presents do transfer and convey unto the said Dennis Ray Smalling and wife, Joyce Marie Smalling their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 56 on the Plan of Dahlia Gardens, as of record in Book 2663, page 93, Register's Office for said County.

Said Lot No. 56 fronts 197.7 feet on the northwesterly side of Dahlia Circle and extends back 207.5 feet on the northeasterly line and 224.5 feet on the southwesterly line to a point in the rear which is a common point.

Being the same property conveyed to James David Foster and wife, Patsy Adcock Foster, by deed from Vernon Ray Newsom and wife, Shirley W. Newsom, of record in Book 4212, page 381, Register's Office for said County.

MAR 19 69	CONV	*9,174.99		
MAR 19 69	S'TAX		B* 23.92	
MAR 19 69	PR'FEE		B* .50	
MAR 19 69	W'DEED		B* 3.00	* 27.42

WD-2

This is { unimproved / improved } property, known as 1906 Dahlia Circle, Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dennis Ray Smalling and wife, Joyce Marie Smalling, their heirs and assigns, forever.

And we do covenant with the said Dennis Ray Smalling and wife, Joyce Marie Smalling 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.

And we, James David Foster and wife, Patsy Adcock Foster do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Dennis Ray Smalling and wife, Joyce Marie Smalling, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 17th day of March, 1969

James David Foster

Patsy Adcock Foster

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } Sumner

Personally appeared before me, Nola Vandergriff, a Notary Public in and for said County and State, the within named James David Foster and wife, Patsy Adcock Foster the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, Tennessee, this 17th day of March, 1969

Nola Vandergriff, Notary Public.

Commission expires 10-28-69.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., 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 .....
.....of the .....,
the within named bargainor, a corporation, and that .....he as such .....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

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

....., Notary Public.

Commission expires .....