TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 1414 PAGE 444	MAP-PARCEL NUMBERS:
Mr. & Mrs. J. Franklin Smith (NAME)	Guaranty Mortgage Company (NAME)	3D-40645
235 Donelson Hills Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue, North (STREET ADDRESS)	Map 95-2
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 2.3

For and in consideration of the sum of ----------($10.00)----------
----------TEN AND NO/100----------DOLLARS
cash in hand paid by J. FRANKLIN SMITH and wife, JANICE V. SMITH

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,
LERA PIPPIN, Widow

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 111 on the Plan of Donelson Hills, of record in Book 2331, page 23, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to ARTHUR M. PIPPIN and wife, LERA PIPPIN, by deed from Mary Katherine Colgate, in Book 4082, page 153, Register's Office for Davidson County, Tennessee. The said Arthur M. Pippin having since died.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

This is unimproved ( ) improved (X) property, known as 235 Donelson Hills Drive, Nashville, Tennessee
(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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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.

Witness our hands this 27th day of April, 19 70.

X Lera Pippin
LERA PIPPIN

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named LERA PIPPIN, the bargainors, 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 27th day of April, 19 70.

Commission expires July 28, 1973 Notary Public JOHN C. JEFFORDS, JR.

TENNESSEE TITLE COMPANY

Warranty Deed

C 3151/79

FROM
LERA PIPPIN, Widow

To
J. FRANKLIN SMITH and wife,
JANICE V. SMITH

REGISTER STAMP BELOW

The actual consideration for this transfer or value of property (whichever is greater) is $ 16,500.00.
This is equal to or greater than the property would bring at a fair voluntary sale.

Sworn to and subscribed before me this 27th day of April, 1970.
J. FRANKLIN SMITH
JOHN C. JEFFORDS, JR.
My commission expires July 28, 1973

PUT REVENUE STAMPS HERE

REGISTERS OFFICE
PLEASE PUT IN TENN. TITE CO. BOX

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

A 76026

BOOK 4414 PAGE 445

IDENTIF. REFERENCE

APR 30 12 39 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 30 70	CONV	16,500.00				
APR 30 70	S'TAX		A*	42.90		
APR 30 70	PR'FEE		A*	.50		
APR 30 70	W'DEED		A*	3.00	*	46.40