WARRANTY DEED

BOOK 4420 PAGE 446

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles R. Alvis (NAME)	Fidelity Federal (NAME)	Map 161-5
5428 San Marcos Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 40
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars, and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 4180, page 471, Register's Office for Davidson County, Tennessee.

We, William H. Smithson and wife, Dorothy A. Smithson

have this day bargained and sold, and do hereby transfer and convey unto the said

Charles R. Alvis and wife, Jeanne P. Alvis

their ~~XXXXX~~ (~~XXXXXX~~), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Hillview Estates, as of record in Book 3600, page 89, Register's Office for said County, described according to a survey by Donald W. Fortner, dated September 4, 1967, as follows:

Beginning at a point in the easterly margin of San Marcos Drive, common corner of Lots Nos. 11 and 13; thence with the line between said two lots northeasterly 229.46 feet; thence with the line between Nos. 13 and 21, north 12° 57' west 56.74 feet to a point in the southerly line of a cemetery; thence with said line south 85° 29' west 75.0 feet; thence with the westerly line of said cemetery north 4° 31' west 53.22 feet; thence with the northerly line of Lot No. 13 south 70° 11' west 172.49 feet to a point in the easterly margin of San Marcos Drive; thence with said margin southeasterly a total of 112.45 feet to the point of beginning.

Being the same property conveyed to William H. Smithson and wife, Dorothy A. Smithson by deed from Oakes & Smith Realty Co., Inc., of record in Book 4271, page 867, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $35,223.36

Affiant: Charles R. Alvis

Subscribed and sworn to before me, this the 27th day of May, 1970

Notary Public: Phillie T. Weimar

My commission expires: 3/7/71 (Affix Seal)

This is improved, unimproved, property known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Charles R. Alvis and wife, Jeanne P. Alvis their ~~XXXXXX~~ heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Charles R. Alvis and wife, Jeanne P. Alvis, their ~~XXXXXX~~ (~~XXXXXX~~), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 27th day of May, 1970 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William H. Smithson

Dorothy A. Smithson

This Instrument Was Prepared By

Phillip Saindon(gh)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nellie T. Weimar, *a Notary Public in and for said County and State,* William H. Smithson and wife, Dorothy A. Smithson

the within named 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 Nashville, Tennessee, *this* 27th *day of* May, *19* 70

Nellie T. Weimar, Notary Public

Commission expires 5/7/74

NELLIE T. WEIMAR NOTARY PUBLIC DAVIDSON COUNTY

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 .....

OAKES AND SMITH REALTY CO., INC.

WARRANTY DEED

FROM

WILLIAM H. SMITHSON, ET UX

TO

CHARLES R. AIVIS, ET UX

MAY 28 70 CONV 35,223.36
MAY 28 70 S'TAX A* 91.52
MAY 28 70 PR'FEE A* .50
MAY 28 70 W'DEED A* 3.00 * 95.02

A 7 8 8 2 0

IDENTIF. REFERENCE

MAY 28 9 27 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON