BOOK 4423 PAGE 174

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,211.52

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF June, 19 70

_____
Notary Public

MY COMMISSION EXPIRES: 4-7-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Atty. 633 Stahlman Bldg, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teddy J. Howard (NAME)	United Mortgagee Servicing Corp. (NAME)	6DA 33512
930 Drummond Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 119 16
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	Par 78 Part

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JERE W. SMITH and wife, JOAN B. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TEDDY J. HOWARD and wife, CAROLYN A. HOWARD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 150 on the Map of Battlewood, Section Two, as of record in Book 1835, pages 95 and 96, Register's Office for said County, described as follows:

BEGINNING at a point on the easterly margin of Drummond Drive, at the corner of Lots 149 and 150; thence with the line between said lots, easterly 334.76 feet to the top of the bank of Mill Creek; thence continuing easterly with said line between said lots if extended, 48 feet, more or less, to the center line of Mill Creek; thence with the center line of Mill Creek, northerly 112 feet, more or less, to a point, the corner of Lots 150 and 151; thence with the line between said lots if extended, westerly 46 feet, more or less, to the top of the bank of said creek; thence continuing westerly with the line between said lots 150 and 151, 320.21 feet to the easterly margin of said Drummond Drive; thence with the margin of the same, southerly 110 feet to the beginning.

BEING the same property conveyed to Jere W. Smith and wife, Joan B. Smith by deed from Harlan C. Graves and wife, Sarah H. Graves, of record in Book 3577, page 547, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to United Mortgagee Servicing Corp. of record in Book 3621, page 49, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

This is unimproved ( ) improved (X) property, known as 930 Drummond Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 3rd day of June, 19 70

Jere W. Smith

Joan B. Smith

MA-by

STATE OF TENNESSEE
Davidson County

BOOK 4423 PAGE 175

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jere W. Smith and wife, Joan B. Smith

the bargainor S, 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 3RD day of June 19 70

Commission expires 2-7-73.

George H Weathers
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

JERE W. SMITH ET UX

TO

TEDDY J. HOWARD ET UX

A 80066

IDENTIF REFERENCE

JUN 10 9 03 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Tides Guaranteed
NASHVILLE, TENN.

PERCY WILKINS JR.
ATTORNEY-AT-LAW
833 STAHLMAN BUILDING
NASHVILLE, TENN. 37201

Row 1
Box 8

JUN 10 70	CONV	12,211.52			
JUN 10 70	S TAX		A*	31.72	
JUN 10 70	PR FEE		A*	.50	
JUN 10 70	W DEED		A*	3.00	* 35.22