BOOK 4440 PAGE 380 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,400

William A. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August 1970

William P. Beasley
Notary Public

MY COMMISSION EXPIRES: Oct. 30, 1973

(AFFIX SEAL)

This Instrument Prepare By:
THOMAS, HALLIBURTON, BALLIN & FORTAS
122 Parkway Towers, Nashville, Tennessee

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Smith, etux (NAME)	UNITED MORTGAGEE SERVICING CORP. (NAME)	Map 105-9
1012 Waverly Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par. 284
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	285

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, James H. Chandler, Jr. and wife, Elzer S. Chandler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Smith, and wife Dorothy M. Smith

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:

Being part of Lot No. 29 and all of Lot No. 30 of Block 12 in A. V. Jones' Subdivision of Blocks 2, 4, etc., of Jones Dudley's Addition to Nashville, a plan of which subdivision is of record in Book 57 page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 48 feet and Lot No. 30 fronts 50 feet on the north side of Waverly Avenue and run back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to James H. Chandler, Jr. by Warranty Deed of record in Book 4342, Page 409, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1012 Waverly Avenue (House Number) (Street) Nashville, Tennessee (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 14th day of August, 1970

James H. Chandler, Jr.

Elzer S. Chandler

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, William L. Brooks, a Notary Public in and for said County and State, the within named James H. Chandler, Jr. and wife Elzer S. Chandler

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 14th day of August 1970

Commission expires Oct 30, 1973

William L. Brooks
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 CHANDLER

TO SMITH

A 87700

IDENTIF. REFERENCE

AUG 21 4 19 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 21 70	CONV	19,400.00				
AUG 21 70	S TAX		A*	50.44		
AUG 21 70	REC FEE		A*	.50		
AUG 21 70	W DEED		A*	3.00	*	53.94