Mail to: [illegible] Smith
2650 [illegible] Lake
[illegible], Tenn.

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Richard E. Harbison and wife, Betty Ann Harbison

TO

James L. Smith and wife, Edna R. Smith

For draftsman's use

This instrument prepared by John G. Doak, Attorney; law firm Of Warfield, Entrekin & Jones, 19th Floor, Third National Bank Building, Nashville, Tennessee 37219

BOOK 4449 PAGE 33

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Smith, et ux (NAME)	Guaranty Mortgage Company (NAME)	Map 136-7
145 Timber Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue North (STREET ADDRESS)	Parcel 37
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Fld Bk#2D55322

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

OCT 1 8 38 AM '70

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 30650.00 James L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF September 1970

[illegible]
Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

A91650

For and in Consideration of the sum of TEN AND NO/100---------- ----------($10.00)----------DOLLARS cash in hand paid by James L. Smith and wife, Edna R. Smith, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, plus James L. Smith and wife, Edna R. Smith's assumption of and agreement to pay the balance of the first Mortgage indebtedness in the original principal amount of TWENTY EIGHT THOUSAND, ONE HUNDRED FIFTY AND NO/100 ($28,150.00) DOLLARS represented by a deed of trust to Herschel Greer, Trustee as of record in Book 4439, page 726, Register's Office for Davidson County, Tennessee.

Richard E. Harbison and wife, Betty Ann Harbison have bargained and sold, and by these presents do transfer and convey unto the said James L. Smith and wife, Edna R. Smith, 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. 56 Priest Lake Park, Section 2 as of record in Book 4175, page 57, Register's Office for said County.
Said Lot No. 56 fronts 57.97 ft. on the Northwesterly side of Timber Drive and runs back between lines 125 ft. on the Northeasterly line and 131.33 ft. on the Southwesterly line to a broken line of two segments in the rear, measuring 172.57 ft. in the aggregate thereon.
Being the same real property conveyed to Richard E. Harbison and wife, Betty Ann Harbison by deed from Ralph Stevens, Trustee with full powers as of record in Book 4439, page 724, said Register's Office.
This conveyance is subject to restrictive covenants of record in Book 4317, page 17 said Register's Office and to the plan of record in Book 4175, page 57 which shows an owner's certificate, a 30 foot minimum building setback line from Timber Ridge Drive, a 10 foot easement for public utilities along the rear lines, a 5 foot utility easement along the Northeasterly line and a sewer easement along the southwesterly line measuring 10 feet in width at the front corner of said lot and 7½ feet wide at the rear corner.

WD-2

This is ~~unimproved~~ { } property, known as 145 Timber Ridge 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 James L. Smith and wife, Edna R. Smith, their heirs and assigns, forever.

And we do covenant with the said James L. Smith and wife, Edna R. Smith that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Richard E. Harbison and wife, Betty Ann Harbison do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said James L. Smith and wife, Edna R. Smith heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 25 day of September, 1970

Richard E. Harbison
RICHARD E. HARBISON

Betty Ann Harbison
BETTY ANN HARBISON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard E. Harbison and wife, Betty Ann Harbison

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 Nashville, Tennessee Tennessee, this 25 day of September, 1970.

Irene B. Hagge, Notary Public.

IRENE B. HAGGER NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission expires May 22, 1973

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 .

OCT-1 CONV 30,850.00
OCT-1 ST'TAX A* 79.56
OCT-1 PA'FEE A* .50
OCT-1 WDEED A* 3.00 * 83.06

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

, Notary Public.

Commission expires .