PREPARED BY: Oscar B. Tucker 4718 Nolensville Rd., Nashville, Tennessee 37211

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO. BOOK 4464 PAGE 544

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas E. Smithson (NAME:)	Advance Mortgage Corporation (NAME:)	Map 148-5
311 Leo Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 776 (STREET ADDRESS)	Par. 159
Nashville, Tennessee 37211 (CITY) (P. O. ZONE) (STATE)	Detroit, Michigan 48232 (CITY) (ZONE) (STATE)	

For and in consideration of the sum of ----------($10.00)----------

----------Ten & no/100---------- **DOLLARS**

We, James Brooks Brown, Jr., and wife, Mary Sue K. Brown

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Douglas E. Smithson and wife, Mary R. Smithson

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.53 on the Plan of Section I, Haywood Acres, as of record in Book 2900, page 17, Register's Office for said County, described as follows:
BEGINNING at a point in the northeasterly margin of Leo Lane, at the corner of Lots 53 and 54; thence with the line between said lots, northeasterly 136.1 feet to a corner of Lot 52; thence with the line between Lots 52 and 53; northwesterly 148.4 feet to the southerly margin of Leo Court; thence with the margin of the same, southwesterly 150 feet to a point at the beginning of a curve; thence around said curve, southerly 36.32 feet to the margin of Leo Lane; thence with the margin of said Lane, southeasterly 99.14 feet to the point of beginning.
Being the same property conveyed to James Brooks Brown, Jr., and wife, Mary Sue K. Brown, by deed from Irvin L. Hicks and wife Maxine Hicks, as of record in Book 3790, Page 5, said Register's Office.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $13,000.00. Affiant Stevens Tucker
Subscribed and sworn to before me this 4th day of December 19 70
Deputy Register D. Williams

This is (unimproved ( ) improved (X)) property, known as 311 Leo Court, Nashville, Tennessee 37211
(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. 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** 2nd **day of** December, **19** 70

James Brooks Brown Jr.

Mary Sue K. Brown

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Oscar R. Tucker, a Notary Public in and for said County and State, the within named James Brooks Brown, Jr. and wife, Mary Sue K. Brown

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, this 2nd day of December 1970

Commission expires July 31, 1974

Oscar B Tucker
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
James Brooks Brown, Jr., et ux

TO
Douglas E. Smithson, et ux

A 98284

IDENTIF. REFERENCE

Dec 4 10 47 AM '70
FELIX Z. NELSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-70	CONV	13,000.00				
DEC-70	S TAX		A*	33.80		
DEC-70	PR FEE		A*	.50		
DEC-70	W DEED		A*	3.00	*	37.30