BOOK 1165 PAGE 815

WARRANTY DEED

This instrument was prepared by GRISSIM AND SHORT, Attorneys Court Square Building Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
RICHARD GRAFTON SMITH, JR. ET UX (NAME)	MURPHREE MORTGAGE CO. (NAME)	
3678 E. Richbriar Circle (STREET ADDRESS OR ROUTE NUMBER)	226 THIRD AVENUE, NORTH (STREET ADDRESS)	Map 147-4
Nashville, Tenn (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TENNESSEE (CITY) (ZONE) (STATE)	Pcl. 123

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00)---------- Dollars,

CASH AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, INCLUDING THE ASSUMPTION OF THE BALANCE DUE ON A NOTE SECURED BY A DEED OF TRUST TO MURPHREE MORTGAGE COMPANY OF RECORD IN BOOK 4194, PAGE 835, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WE, ROBERT T. JONES AND WIFE, WINONA N. JONES

have this day bargained and sold, and do hereby transfer and convey unto the said RICHARD GRAFTON SMITH, JR. AND WIFE, CORA ANN SMITH

THEIR (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 299 ON THE PLAN OF HILLBROOK, SECTION V, AS OF RECORD IN BOOK 3700, PAGE 73, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 87.08 FEET ON THE EASTERLY SIDE OF RICHBRIAR CIRCLE AND EXTENDS BACK 106.7 FEET ON THE NORTHERLY LINE AND 147.8 FEET ON THE SOUTHERLY LINE, TO A DEAD LINE, MEASURING 84.9 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ROBERT T. JONES AND WIFE, WINONA N. JONES BY DEED FROM WILLIAM & LEE CO., INC. AS OF RECORD IN BOOK 4194, PAGE 834, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $27,204.83

Affiant

Subscribed and sworn to before me, this the 8 day of DECEMBER 19 70

Notary Public

My commission expires: 9-14-71 (Affix Seal)

This is unimproved ( ) improved (X) property, known as 3678 E. RICHBRIAR CIRCLE (House Number) (Street) NASHVILLE, TENNESSEE 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 RICHARD GRAFTON SMITH, JR. AND WIFE, CORA ANN SMITH

THEIR (successors), 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 SET OUT ABOVE AND 1970 TAXES WHICH GRANTEES ASSUME.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said RICHARD GRAFTON SMITH, JR. AND WIFE, CORA ANN SMITH THEIR (successors), heirs and assigns, against the lawful claims of all persons.

Witness OUR hand S this 8 day of DECEMBER, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert T. Jones

Winona N. Jones

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, VIRGINIA PHILLIPS, *a Notary Public in and for said County and State,* ROBERT T. JONES AND WIFE, WINONA N. JONES

*the within named 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* 8 *day of* DECEMBER, *19* 70

Virginia Phillips
Notary Public

Commission expires 9-14-71

VIRGINIA PHILLIPS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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 .....

DEC 10 70 CONV 27,781.83
DEC 10 70 S'TAX A* 72.28
DEC 10 70 PR'FEE A* .50
DEC 10 70 W'DEED A* 3.00 * 75.78

WARRANTY DEED

FROM
ROBERT T. JONES ET UX

TO
RICHARD GRAFTON SMITH, JR. ET UX

A 98880

IDENTIF. REFERENCE

Dec 10 2 23 PH '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