Please Return To:
Entrekin, Johnson & Holland
1408 Parkway Towers Bldg.
Nashville, Tennessee 37219

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Donald L. Smith Et Ux

TO

Randel L. Crotts

BOOK 4477 PAGE 876

For draftsman's use

This Instrument Prepared By
CLYDE PAUL HOLLAND
1408 Parkway Towers
Nashville, Tenn. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randel L. Crotts (NAME)	First & Mid-South Mortgage Co. (NAME)	Map 96-14
3121 Jonesboro Dr. (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Par. 268
Nashville, Tenn 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn 37219 (CITY) (STATE) (ZIP)	PH

(FOR REGISTER'S USE)

303910

T

IDENTIF. REFERENCE

FEB 4 1 48 PM '71

FELIX E. ELSIN II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$20,662.28 /Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February, 1971

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)----------DOLLARS

cash in hand paid by RANDEL L. CROTTS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the agreement by the said RANDEL L. CROTTS, to pay the unpaid balance of a loan in the original amount of Eighteen Thousand Nine Hundred and No/100, secured by deed of trust of record in Book 4376, page 651, Register's Office for Davidson County, Tennessee, in conformity with the terms and conditions stated therein.

Donald L. Smith and wife, Betty Lee Smith

have bargained and sold, and by these presents do transfer and convey unto the said

Randel L. Crotts

his 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. 249, Hickory Bend, Section 4, as of record in Book 4175, page 34, REgister's Office for said County.

SAID Lot No. 249 fronts 81.91 feet on the southerly side of Jonesboro Drive and extends back between lines 110.1 feet on the westerly line and 157.7 feet on the easterly line, to a line at the rear, measuring 84.6 feet thereon.

BEING the same property conveyed to Donald L. Smith and wife, Betty Lee Smith by deed from Stevens and King Construction Company of record in Book 4376, page 651, Register's Office for Davidson County, TEnnessee.

This conveyance is made subject to Plan of record in Book 4175, page 34, shows and owner's certificate, a 30-foot minimum building setback line from Jonesboro Drive, a 10-foot easement for public utility and drainage purposes along the southwesterly or rear line of said lot, and a 5-foot drainage easement along the easterly line, a 15 foot drainage easement along the front line of said lot, restrictive covenants of record in book 4272, page 832, Register's Office for Davidson County.

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This is {unimproved / improved (x)} property, known as 3121 Jonesboro Drive (House Number) (Street) Nashville 37214 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 RANDEL L. CROTTS his heirs and assigns, forever.

And we do covenant with the said RANDEL L. CROTTS 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, except for current taxes and as stated herein.

And DONALD L. SMITH and wife, BETTY LEE SMITH do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said RANDEL L. CROTTS his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 4th day of February, 1971

Donald L. Smith
DONALD L. SMITH

Betty Lee Smith
BETTY LEE SMITH

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 Donald L. Smith and wife, Betty Lee 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 4th day of February, 1971.

Notary Public.

Commission expires 5-12-74

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 purposes therein contained, by signing the name of the corporation by self as .

FEB-4- CONV 20,662.28
FEB-4- S TAX * 53.82
FEB-4- FILE * .50
FEB-4- RECRD * 3.00 * 57.32

Witness my hand and seal, at office in ,

this day of , 19 .

, Notary Public.

Commission expires