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FORM NO. WD-1

IDENTIF. REFERENCE

MAR 11 10 52 AM '71

FEE $ ... REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,912.70

Forrest R Tolbert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March 19 71.

Mrs Jane Goodbee Spivey
Notary Public

MY COMMISSION EXPIRES: July 22, 1971
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

W. G. TRABER, ATTORNEY, 2525 LEBANON ROAD, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hugh Boyd Smith (NAME)	First Federal Savings and Loans (NAME)	3D-12740
345 Tamworth Drive (STREET ADDRESS OR ROUTE NUMBER)	Union Street (STREET ADDRESS)	Map 95-8
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par. 47

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, Don Batey Tolbert and wife, Donna V. Tolbert

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hugh Boyd Smith and wife, Elizabeth Johnson 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:

Land in Davidson County, Tennessee, being Lot No. 199 on the Plan of Eva-Mor Heights, Section III, as of record in Book 1835, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 199 fronts 88 feet on the southerly side of Tamworth Drive and runs back between lines, 228 feet on the easterly line and 195.9 feet on the westerly line to a dead line, measuring 91.2 feet.

Being the same property conveyed to Don Batey Tolbert and wife, Donna V. Tolbert by deed from, Robert H. Rollins, Sr., and wife, Elese Rollins, of record in Book 4131, page 909, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a first mortgage being collected by First Federal Savings & Loan Assn., Nashville, Tennessee, said mortgage being of record in Book 2939, page 223, Register's Office for said County. This Conveyance is also made subject to restrictive covenants of record in Book 1787, page 281, Book 1975, page 45, said Register's Office, a driveway agreement in Book 2029, page 301, the Plan of Record in Book 1835, page 92, and a water line easement of record in Book 2014, page 245, Register'sOffice for said County.

This is improved (X) unimproved ( ) property, known as 345 Tamworth Drive, Nashville, Tennessee
(House Number) (Street) (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 8th day of March, 1971

Don Batey Tolbert

Donna V. Tolbert

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Mrs. Jane Ann Belew Spivey, a Notary Public in and for said County and State, the within named Don Batey Tolbert and wife, Donna V. Tolbert

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 8th day of March 19 71

Commission expires July 22, 1971

Mrs Jane Ann Belew Spivey
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

Please mail to: Tolbert Realty Co.
2544 Lebanon Road
Nashville, Tenn. 37214

WARRANTY DEED

FROM Don Batey Tolbert, et ux

TO Hugh Boyd Smith, et ux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

GR 1175	CONV	12,912.70			
GR 1175	S'TAX		A*	33.54	
GR 1175	PR'TEE		A*	.50	
GR 1175	W'DEED		A*	3.00	* 37.04