BOOK 4625 PAGE 829 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,700.00

Leonard Alan Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August 1972

Notary Public

MY COMMISSION EXPIRES: 11/8/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney (NAME) 521 Stahlman Building, Nashville, Tennessee 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard Alan Smith, et ux (NAME)	HOME FEDERAL SAVINGS AND LOAN ASSN. OF NASHVILLE (NAME)	
2867 Desplane Drive (STREET ADDRESS OR ROUTE NUMBER)	Main Floor, L & C Tower (STREET ADDRESS)	150-1
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	268 PM

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, Ralph Stevens and Melvin Jones, d/b/a American Homes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard Alan Smith and wife, Carolyn C. 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. 745, Edge-O-Lake Estates, Section 17, as of record in Book 4460, page 44, Register's Office for said County.

SAID Lot fronts 80 feet on the northerly side of Desplane Drive and extends back between lines measuring 153.40 feet on the easterly line and 170.23 feet on the westerly line to a dead line in the rear measuring 96.24 feet thereon.

BEING part of the same property conveyed to Ralph Stevens and Melvin Jones, d/b/a American, by deed from Brentwood Estates, Inc., of record in Book 4568, page 431, Register's Office for said County.

This conveyance is subject to restrictive covenants of record in Book 4549, page 802, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the year 1972 which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (XX) property, known as 2867 Desplane Drive (House Number) (Street) Nashville, Tennessee (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 4th day of August, 19 72

Ralph Stevens

Melvin Jones

Ralph Stevens

Melvin Jones

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph Stevens and Melvin Jones, d/b/a American Homes 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 August, 19 72

Commission expires 11/8/75

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
RALPH STEVENS AND MELVIN JONES, d/b/a AMERICAN HOMES

TO
LEONARD ALAN SMITH, ET UX

B 70534

IDENTIF. REFERENCE

AUG 8 8 41 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG-8 72					
AUG-8 72	S'TAX	CONV	26,700.00	A*	69.42
AUG-8 72	PR'FEE			A*	.50
AUG-8 72		W'DEED		A*	4.00 * 73.92

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.
Mail to: Leonard Alan Smith, et ux