This Form furnished by Attorneys Title Company, Inc.

BOOK 4683 PAGE 771

Form No. WD-2

FROM

Mr. and Mrs. Edwin Smirnow

TO

Mr. James W. Bilyeu

File: Security Federal

For draftsman's use

This Instrument Was Prepared By

MORRIS LEVINE, Attorney-at-Law
717 Stahlman Bldg., Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Bilyeu (NAME)	SECURITY FEDERAL SAV. & LOAN ASSN. SAME (NAME)	130-7
719 Lynnwood Drive (STREET ADDRESS OR ROUTE NUMBER)	500 UNION STREET (STREET ADDRESS)	42 PW
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP)	

B 961 37

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

FEB 26 1 59 PM '73

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$35,000.00 James W Bilyeu
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February 19 73

Patrick J. McGuigan
Notary Public

MY COMMISSION EXPIRES: 8/2/76

(AFFIX SEAL)

For and in Consideration of the sum of Ten---------- ($10.00) and no/100---------- DOLLARS cash in hand paid by James W. Bilyeu, and other good, valuable and sufficient consideration, the receipt of all of which is by us acknowledged,

we, Edwin Smirnow and wife, Bettye Anne Smirnow have bargained and sold, and by these presents do transfer and convey unto the said James W. Bilyeu his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the southerly part of Lot No. 190 on the Plan of the Resubdivision of part of Royal Oaks Subdivision, as of record in Book 974, pages 4 and 5, Register's Office for said County, described as follows:
Beginning on the westerly margin of Lynwood Boulevard at the southeast corner of the property conveyed to Martin Glezer by deed from Estelle E. Friedman, of record in Book 1643, page 283, said Register's Office; thence westwardly 273.7 feet to an iron pin; thence southwardly 154.7 feet to an iron pin in the northerly margin of Harding Place; thence with said Place eastwardly 122 feet to the beginning of a curve in Lynwood Boulevard; thence around said curve and with the westerly margin of Lynwood Boulevard northeastwardly 253.6 feet to the beginning.
Being the same property conveyed to Edwin Smirnow and wife, Bettye Anne Smirnow by deed from Estelle E. Friedman of record in Book 1855, page 483, said Register's Office.

EB26S	CONV	35,000.00			
EB26S	S'TAX		A*	91.00	
EB26S	PR'FEE		A*	.50	
EB26S	W'DEED		A*	4.00	* 95.50

BOOK 4683 PAGE 772

WD-2

This is unimproved ( ) improved (X) property, known as 719 Lynnwood Blvd. (House Number) (Street) Nashville, Tennessee 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 James W. Bilyeu his heirs and assigns, forever.

And we do covenant with the said James W. Bilyeu 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, which are pro-rated this date and assumed by the grantee herein, and restrictive covenants of record in Book 1217, page 438, Register's Office for Davidson County, Tenn.

And we, Edwin Smirnow and wife, Bettye Anne Smirnow do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James W. Bilyeu his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 22nd day of February, 1973

/s/ Edwin Smirnow

/s/ Bettye Anne Smirnow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patrick J. McGuigan, a Notary Public in and for said County and State, the within named Edwin Smirnow and wife, Bettye Anne Smirnow

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 22nd day of February, 1973.

Patrick J. McGuigan, Notary Public.

PATRICK J. McGUIGAN NOTARY PUBLIC DAVIDSON COUNTY

Commission expires 8/2/76

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 _____