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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

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

$16,600.00 Earl Lee Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 1973

Notary Public W.K. Georgas, Jr.

MY COMMISSION EXPIRES: 5/10/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Edward A. Seddon, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl Lee Smith (NAME)	Mortgage Associates, Inc. (NAME)	4D-45185
1707 Turner Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	53-7
Old Hickory, Tenn. (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	45

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, Lloyd E. Felts et ux Shirley A. Felts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl Lee Smith et ux Nancy Ann 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:

BEING the southeasterly triangular part of Lot No. 56 and the northerly part of Lot No. 57 on the Revised Plan of Section "F" of Old Hickory as of record in Book 1424, Page 131, Register's Office, Davidson County, Tennessee.

SAID parts of Lots 56 and 57 fronts 76 feet on the easterly margin of Turner Street and runs back 155 feet on the southerly line and 155 feet more or less on the northerly line to a dead line in the rear measuring 88 feet thereon.

BEING the same property conveyed to Lloyd E. Felts et ux Shirley A. Felts by deed from Bobby G. Barnes et ux Mildred Lou Barnes as of record in Book 4446, Page 717, Register's Office, Davidson County, Tennessee.

THIS conveyance subject to the restrictions as of record in Book 2026, Page 482, Register's Office, Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1707 Turner Street, Old Hickory, Tennessee 37138
(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 hands this 12th day of April, 1973

Lloyd E. Felts: Lloyd E. Felts

Shirley A. Felts: Shirley A. Felts

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Lloyd E. Felts et ux Shirley A. Felts

the bargainor, 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 Hendersonville, Tennessee, this 12th day of April 19 73

Commission expires 5/10/75

W. K. Georgas, Jr.
Notary Public W.K.Georgas,Jr.

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 (their several oaths) acknowledged (themselves) to be the ~~16,600.00~~ and _____ respectively of the within named bargainor, and corporation, and that (he) as such _____ and _____ 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 _____

APR23 CONV 16,600.00
APR23 TAX A* 43.16
APR23 PRFEE A* .50
APR23 RFEED A* 1.00
APR23 WDEED A* 17.66

(his oath) (himself) (they)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

LLOYD E. FELTS et ux

TO

EARL LEE SMITH et ux

C 0 3 4 0 8

IDENTIF. REFERENCE

APR 23 11 30 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
Suite 308
301 Plus Park Blvd.
Nashville, Tennessee 37217