BOOK 4710 PAGE 939

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19474.00

Richard E. Rudesill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 1973

Notary Public

MY COMMISSION EXPIRES: 5-24-75

(AFFIX SEAL)

Mail to

THIS INSTRUMENT WAS PREPARED BY
Richard D. Rudesill (NAME) Boxc 84, Brentwood Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas L. Smith and wife Martha Nell Smith (NAME)	Same (NAME)	161-4
295 April Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, JAMES MARK BRUCE and EFFIE S. BRUCE husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUGLAS L. SMITH and MARTHA NELL SMITH, husband and wife

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. 43 on the Plan of Southwood Subdivsion, of record in Book 2663 page 125, Register's Office for Davidson County, Tennessee

Said Lot No. 43 fronts 74 feet on the southerly side of April Lane and runs back 298.92 feet on the easterly line and 347.58 feet on the westerly line, which is a broken line, to a dead line measuring 92 feet thereon.

Being the same property conveyed to James Mark Bruce and wife, Effie S. Bruce by deed from Joe Grubbs, Jr. and wife, Nancy C. Grubbs of record in Book 3406, page 193 Register's Office of Davidson County, Tennessee.

This property is encumbered by a Deed of Trust securing a note payable to Guarantee Mortgage Company recorded in Book 3439, Page 9, RODC, Davidson County, Tennessee

This is unimproved ( ) improved (X) property, known as 295 April Lane (House Number) (Street) (P. O. Address) Brentwood, Tennessee 37211 (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 hand this 13th day of August, 1973

James Mark Bruce

Effie S. Bruce

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Richard E. Rudesill, a Notary Public in and for said County and State, the within named James Mark Bruce and Effie L. Bruce

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 13 day of August 1973

Commission expires 11-7-73

Richard E. Rudesill
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
James Mark Bruce and Effie S. Bruce,
husband and wife

TO
Douglas L. Smith and Martha Nell Smith, husband and wife

C 2 1 3 1 0

IDENTIF. REFERENCE

AUG 27 8 42 AM '73
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG27P	CONV	19,474.00			
AUG27PS TAX			A*	50.70	
AUG27P PR FEE			A*	.50	
AUG27P	W DEED		A*	4.00	* 55.20