file box 7

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,800

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February 19 74

Notary Public

MY COMMISSION EXPIRES: 8-8-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Attorney, 26th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DWIGHT A. WAGNER, et ux (NAME)	Hamilton Mortgage Corp. (NAME)	104-13
208 Cantrell Avenue (STREET ADDRESS OR ROUTE NUMBER)	6065 Roswell Rd. N.E. (Suite 135) (STREET ADDRESS)	17
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30328 (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, STEVEN M. SMITH and wife, MARILYN K. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DWIGHT A. WAGNER and wife, JILL W. WAGNER

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. 5, the northerly 10 feet of Lot No. 6 and the southerly 10 feet of Lot No. 4 on the Plan of the Subdivision of Lots Nos. 6, 7, 8 and 9, of Block F, and Lots Nos. 8, 9 and 10 of Block E, in the Whitland Realty Company's Subdivision, of record in Book 421, page 169, Register's Office for said County, also being marked "Hirsig" on the plan of the Re-Subdivision of certain lots in Blocks E, F and G in Whitland Realty Company's Subdivision, as of record in Book 547, page 35, said Register's Office.

Said Lot No. 5 and parts of Lots Nos. 6 and 4 adjoin and front together 80 feet on the easterly side of Wilson Avenue and run back between parallel lines 200 feet to a dead line, and are a part of the Original Lot No. 8 of Block F.

BEING the same property conveyed to Steven M. Smith and wife, Marilyn K. Smith, by deed from Durand B. Hite, Jr., and wife, Evelyn Y. Hite, as of record in Book 4642, page 263, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 208 Cantrell Avenue, Nashville, Tennessee 37205
(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 7th day of February, 19 74

Steven M. Smith — Marilyn K. Smith

STEVEN M. SMITH MARILYN K. SMITH

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. H. JACKSON, a Notary Public in and for said County and State, the within named STEVEN M. SMITH and wife, MARILYN K. SMITH

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 7th day of February 1974

Commission expires 8-8-77

W H Jackson
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
STEVEN M. SMITH and wife,

MARILYN K. SMITH

TO
DWIGHT A. WAGNER and wife,

JILL W. WAGNER

C 4 1 8 9 4

IDENTIF. REFERENCE

FEB 13 2 49 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB 13	CONV	36,800.00			
FEB 13	STAX		A*	95.68	
FEB 13	PREEE		A*	.50	
FEB 13	WDEED		A*	4.00	* 100.18

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.