FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,100.00

+Beverly Ann Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 19 74

Notary Public

MY COMMISSION EXPIRES: 2-15-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS AND ADAMS, ATTORNEYS, 112 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Smith (NAME)	Hamilton Mortgage Corporation (NAME)	12D-03695
2515 Allenwood Drive (STREET ADDRESS OR ROUTE NUMBER)	6065 Roswell Road, N. E. (STREET ADDRESS)	Map. 72-1
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30328 (CITY) (STATE) (ZIP)	Par. 3

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, SAMMY B. SANDERS and wife, PAMELA SUE SANDERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES R. SMITH and wife, BEVERLY 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:

LAND in Davidson County, Tennessee, being Lot No. 45 on the plan of Shepardwood Subdivision, Section I, of record in Plan Book 4175, pages 82 and 83, Register's Office for said County.

SAID Lot No. 45 fronts 60.15 feet on the southerly margin of Allenwood Drive and extends back between parallel lines 133.5 feet to a dead line.

BEING the same property conveyed to Sammy B. Sanders and wife, Pamela Sue Sanders by deed from C. H. Briley, Jr., Trustee, of record in Book 4439, page 461, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions, easements, or other encumbrances which are matters of public record.

unimproved ( )
This is improved (XX) property, known as 2515 Allenwood Drive, Nashville, Tennessee 37207
(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 20th day of May, 19 74

Sammy B. Sanders

Pamela Sue Sanders

Sammy B. Sanders

Pamela Sue Sanders

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sammy B. Sanders and wife, Pamela Sue Sanders

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 23rd day of May, 19 74.

Commission expires 2-5-77

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

SAMMY B. SANDERS, et ux

TO

CHARLES R. SMITH, et ux

C 5 6 1 4 9

IDENTIF. REFERENCE

MAY 28 3 24 PM '74

DAVIDSON COUNTY, TENN.

MAY28 74	CONV	18,100.00			
MAY28 74	S'TAX		A*	47.06	
MAY28 74	PR'FEE		A*	.50	
MAY28 74	W'DEED		A*	4.00	* 51.56

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Rec'd, Box 8 CB
WILKINS & ADAMS
ATTORNEYS AT LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201