104-12
284
PW

BOOK 4960 PAGE 96

THIS DEED, made and entered into on this July 29, 1975, by and between SHELBY W. SMOOT and MARY WOOD SMOOT, his wife, parties of the first part, and WILLIS B. PAYNE and RALPH S. WILLIAMS, Partners, parties of the second part;

W I T N E S S E T H:

That for $1.00 and other good and valuable considerations, receipt of which is acknowledged, the parties of the first part have bargained and sold and do by these presents grant, transfer and convey unto the parties of the second part the following described property located in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

Lot 132 of the Belmont Land Company's Subdivision, as shown on plat of record in the office of the Register of said County in Book 421, page 34, said lot being more particularly described as follows: Beginning at the intersection of the west line of Belmont Boulevard with the south line of Portland Avenue; thence southwardly along the west line of Belmont Boulevard (slightly curving) 163 feet to a point on said west line; thence west parallel with Portland Avenue 156.6 feet to the east line of the first alley west of Belmont Boulevard; thence north along said east line 151.7 feet to the south line of Portland Avenue; thence east along said south line 82 feet to the point of beginning; and being the same property conveyed to Shelby W. Smoot, one of the parties of the first part hereto,

THIS INSTRUMENT WAS PREPARED BY
TORBETT & TORBETT, ATTORNEYS
317 SHELBY STREET
KINGSPORT, TENNESSEE

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Ralph S Williams - Burgess etal
NAME
317 Shelby St
ADDRESS
Kingsport. Tenn

by deed of record in the office of the Register for Davidson County, Tennessee, in Book 4913, page 116; and reference is made to said plat and deed for further description of said property.

TO HAVE AND TO HOLD unto the parties of the second part, their heirs and assigns, in fee simple.

This conveyance is made subject to such covenants, restrictions, reservations and easements as may be binding on said property as contained in former deeds to same.

The parties of the first part covenant to and with the parties of the second part, their heirs and assigns, that they are lawfully seized and possessed of said property; that they have a good and lawful right to transfer and convey same; that same is free and unencumbered, except as herein set out; and that they will forever warrant and defend the title to same against the good and lawful claims of all persons whomsoever.

All taxes assessed against said property for the year 1975 shall be prorated between the parties hereto.

WITNESS the signatures of the parties of the first part, the day and year first written herein.

Shelby W. Smoot
Shelby W. Smoot

Mary Wood Smoot
Mary Wood Smoot

OCT-9[illegible]	CONV	49,755.00			
OCT-9[illegible]	S TAX		A*	129.48	
OCT-9[illegible]	PRFEE		A*	.50	
OCT-9[illegible]	WDEED		A*	6.00	* 135.98

BOOK 4960 PAGE 98

STATE OF TENNESSEE:

COUNTY OF SULLIVAN:

Personally appeared before me, Mildred Shelton a Notary Public in and for the State and County aforesaid, Shelby W. Smoot and Mary Wood Smoot, his wife, the within named 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 office in Kingsport, Sullivan County, Tennessee, this 31 day of July, 1975.

My commission expires 3/26/78

Mildred Shelton
Notary Public

MILDRED SHELTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

D19319

T REFERENCE 8 43 AM '75 SULLIVAN COUNTY, TENN.

STATE OF TENNESSEE:

COUNTY OF SULLIVAN:

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $49,755.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ralph S. Williams
Affiant

Willis B. Ray
Affiant

Subscribed and sworn to before me this 8th day of Oct, 1975.

Thomas L. Corbett
Notary Public

THOMAS L. CORBETT NOTARY PUBLIC SULLIVAN COUNTY, TENN.

My commission expires 10/4/77