BOOK 4980 PAGE 206 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,400.00

James M. Smith, Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF Dec. 1975.

Notary Public

MY COMMISSION EXPIRES: July 31, 1976
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BARRETT, BRANDT § BARRETT, 9th Flr.,Third Natl'Bnk.Bldg.,Nashville, Tn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Smith, Sr. (NAME)	Same (NAME)	
435 North Main Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	83-9
Goodlettsville, Tn. 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	116 Pt

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, H. C. Smith, Jr., Grady Ruth Averitt and James M. Smith, Sr., Executor, all heirs of H.C.Smith, widower, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Smith, Sr.

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 Lot No. 28 of Block No. 2 in Andrew Allison's Addition to East Nashville, A plan of which is of record in Book No. 161, Page 74, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 Fronts Fifty (50) Feet on the southerly side of Forrest Avenue, extending back bwtween lines 160 feet to an alley. Being the same property which was conveyed to H. C. Smith and wife, Ina Ruth Smith by deed from Katie Conditt and husband M.Conditt of Record in Book 1011, Page 392, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 1204 Forrest Avenue Nashville, Tennessee
(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 15 day of December, 1975

H.C.SMITH, JR. GRADY RUTH AVERITT JAMES M. SMITH, SR.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, GEORGE E. BARRETT, a Notary Public in and for said County and State, the within named H. C. SMITH, JR., GRADY RUTH AVERITT and JAMES M. SMITH, SR., being all the heirs of H. C. SMITH, widower, deceased

the 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 Nashville, Tennessee, this 15 day of December 19 75.

Commission expires July 31, 1976

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

H.C.SMITH, JR., GRADY RUTH AVERITT, JAMES M. SMITH, SR.

TO

D 28576

IDENTIF. REFERENCE

DEC 17 9 34 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail Jas. R. Kuhlman, Atty
3rd Nat'l Bank Bldg
Nash

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC 17 75	CONV	*8,400.00			
DEC 17 75	S'TAX		B*	21.84	
DEC 17 75	PR'FEE		B*	.50	
DEC 17 75	W'DEED		B*	4.00	* 26.34