FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 19 76

Notary Public

MY COMMISSION EXPIRES: March 5, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L. D. Molteni, III, (NAME)	Allstate Enterprises Mortgage Corporation (NAME)	
1473 Clairmont Place (STREET ADDRESS OR ROUTE NUMBER)	627 South Manchester Avenue (STREET ADDRESS)	117-12-139
Nashville, TN. 37215 (CITY) (STATE) (P. O. ZIP)	Anaheim, California 92803 (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, JEWELL R. SMITH and wife, EDNA B. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO L. D. MOLTENI, III, and wife, NANCY H. MOLTENI

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 4 of Block "B" on the Map of Galecrest No. 2 of record in Book 843, page 30, Register's Office for said County.

SAID Lot No. 4 fronts 140 feet on the southerly side of Woodmont Avenue or Boulevard and runs back 167.5 feet on the easterly line and 140 feet on the westerly line, along the easterly margin of Clairmont Place, to a dead line in the rear, being the north line of Lot No. 5, the distance on said line not being shown on said Plan.

BEING the same property conveyed to Jewell R. Smith and wife, Edna B. Smith by deed from Robert L. Harding and wife, Bertha W. Harding of record in Book 1782, page 261, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is ( ) unimproved (XX) improved property, known as 1473 Clairmont Place, Nashville, Tennessee 37215
(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 30th day of January, 1976

Jewell R. Smith
JEWELL R. SMITH

Edna B Smith
EDNA B. SMITH

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 Jewell R. Smith et ux Edna B. 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 30th day of January 19 76

Commission expires March 5, 1979

Hubert D. Peelle
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
JEWELL R. SMITH ET UX EDNA B.

TO
L. D. MOLTENI, III ET UX NANCE H.

D 34929

IDENTIF. REFERENCE

FEB 5 2 17 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

FEB-5		CONV	32,000.00		
FEB-5	S'TAX			B*	83.20
FEB-5	PR'FEE			B*	.50
FEB-5		W'DEED		B*	4.00 * 87.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.