This instrument prepared by:
James R. Wyatt, Attorney at Law
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 4996 PAGE 402

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James R. Rawls, et ux	SAME	Map 103-16
(NAME)	(NAME)	
3906 Kimpalong Drive		Parcel 17
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		7DA-3215
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)----------
Dollars,

cash in hand paid by James R. Rawls and wife, Donna J. Rawls and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged.

We, Steven Maxwell Smith and wife, Marilyn Smith,

have this day bargained and sold, and do hereby transfer and convey unto the said James R. Rawls and wife, Donna J. Rawls,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Plan of Kimpalong Place Resubdivision of Lots Nos. 35 and 36, as of record in Book 4060, page 142, Register's Office for said County.
Said Lot No. 1 fronts 85 feet on the northerly side of Kimpalong Avenue and extends back between parallel lines 175 feet to a dead line.
Said Lot No. 2 fronts 65 feet on the northerly side of Kimpalong Avenue and extends back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Steven Maxwell Smith and wife, Marilyn Smith, by deed from Lewis F. Wood, Jr. and Shirley C. Wood, of record in Book 4783, page 449, Register's Office for said County.

This conveyance is subject to a 10-foot sanitary sewer easement and conditions of owner's certificate, as shown on plan of record in Book 4060, page 142, Register's Office for Davidson County, Tennessee, and also an easement for sanitary sewers and/or storm drainage, of record in Book 4058, page 874, Register's Office for said County.

Marilyn Kay Smith and Marilyn Smith are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 87,900.00

Subscribed and sworn to before me, this the 12th day of February 19 76

Affiant James R. Rawls

My commission expires: 4/25/76 (Affix Seal)

Notary Public Mary Ernsberger

This is unimproved ( ) improved (X) property, known as 3906 Kimpalong Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) ST.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
James R. Rawls and wife, Donna J. Rawls
their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1976 taxes which are prorated and assumed by grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James R. Rawls and wife, Donna J. Rawls
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 12th *day of* February, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Steven Maxwell Smith
Marilyn Kay Smith

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, a Notary Public in and for said County and State, Steven Maxwell Smith and wife, Marilyn Smith

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 Nashville, Tennessee, this 12th day of February, 19 76

Commission expires 4/25/76

Mary Ensley
Notary Public

MARY ENSLEY NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

FEB12'76 CONV 87,900.00
FEB12'76 S'TAX B* 228.54
FEB12'76 PR'FEE B* .50
FEB12'76 W'DEED B* 4.00 * 233.04

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 220853

WARRANTY DEED

FROM
Steven Maxwell Smith, et ux

TO
James R. Rawls, et ux

D 35873

IDENTIF. REFERENCE

FEB 12 11 57 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238