BOOK 5007 PAGE 657

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,700.00

Affiant ORVILLE R. SMITH

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

Notary Public

MY COMMISSION EXPIRES: 1-30-79

(AFFIX SEAL)

REC
VB
CC
ED
MD
CD

THIS INSTRUMENT PREPARED BY
THOMAS, HALLIBURTON & BALLIN
107 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M/M Orville R. Smith (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	73-5-55
1905 Demarius (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	15D-52895
Nashville, Tn. 37216 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (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, ALBERT E. GREGORY and wife, BETTY J. GREGORY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ORVILLE R. SMITH and wife, NAOMI L. 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. 7 on the Plan of Riverwood Heights, Section 5, as of record in Book 2854, page 29, and as amended by instrument of record in Book 2880, page 275, Register's Office for said County and State to which said plan reference is hereby made for a more complete legal description of said lot.

BEING the same property conveyed to Albert E. Gregory and wife, Betty J. Gregory by deed from John R. Rucker and wife, Margie W. Rucker of record in Book 4826, page 327, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a 30-foot easement for a bridle path along the northerly boundary of said land and along the southerly boundary of Virginia Manor Subdivision, as of record in Book 1835, page 22, Register's Office for said County, and the said easement for bridle path gives the said Jay C. Evans, his heirs and assigns, the exclusive use thereof, excepting for utility, septic tank and disposal field purposes, and with the right of fence said easement; said easement being shown in an instrument of record in Book 2965, page 515, Register's Office for Davidson County, Tennessee.

This conveyance, is further subject to any and all other public utility easements and rights of way of public record and to Restrictions of record in Book 2879, page 71, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1905 Demarius, Nashville, Tn. 37216
(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 19th day of March, 1976

X ALBERT E. GREGORY X BETTY J. GREGORY

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 Albert E. Gregory and wife, Betty J. Gregory

the bargainor, 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 19th day of March 19 76

Commission expires 1-30-79

Notary Public

STATE OF TENNESSEE }
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

TO

D 4 1 1 4 6

IDENTIFICATION REFERENCE

MAR 22 9 39 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217

CO 27,700.00	MO
WD 4.00	MS
TD	ST 72.02
CC	ST
MR	PF .50
UCC	TOTAL 76.52