FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

X Carl E. Matthews
Affiant

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

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 26th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES H. SMITH (NAME)	JAME (NAME)	
1169 Hunters Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	41-4 49 pt
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	(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, CARL E. MATTHEWS and wife, MARY K. MATTHEWS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. SMITH and wife, ANNIE LAURA 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:

BEING Lot No. 56 on the Plan of Dalemere Subdivision, Section 4, as of record in Book 3300, page 45, Register's Office for said County.

SAID Lot No. 56 fronts 104.8 feet on the westerly side of Hunters Lane and extends back 345.58 feet on the northerly line and 212.94 feet on the southerly line, to a dead line in the rear on which it measures 240.69 feet.

BEING the same property conveyed to Carl E. Matthews and wife, Mary K. Matthews by Warranty Deed from Arthur J. Herrman and wife, Dorothy H. Herrman, of record in Book 4745, page 517, Register's Office for Davidson County.

The said Mary K. Matthews and Mary Kathleen Matthews being one and the same person who executed this instrument.

This is unimproved ( ) improved (X) property, known as 1169 Hunters Lane, Nashville, Tennessee 37207
(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

Carl E. Matthews

X Mary Kathleen Matthews

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CARL E. MATTHEWS and wife, MARY K. MATTHEWS

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 19th day of March 19 76

Commission expires 10/25/78

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
CARL E. MATTHEWS, et ux

MARY K. MATTHEWS

TO
JAMES H. SMITH, et ux

ANNIE LAURA SMITH

PLEASE MAIL RECORDED DEED TO:

Alan L. Saturn, Esquire
26th Floor
First American Center
Nashville, Tennessee 37238

D 4 1 3 7 7

IDENTIFICATION REFERENCE

MAR 23 1 59 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR23'76	CONV	45,000.00			
MAR23'76	S'TAX		B*	117.00	
MAR23'76	PR'FEE		B*	.50	
MAR23'76	W'DEED		B*	4.00	* 121.50