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BOOK 5012 PAGE 33

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

12,000.00

James T. Harding
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL 1976

Notary Public

MY COMMISSION EXPIRES: 2-12-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE

NAME	ADDRESS
ADDRESS NEW OWNER (S) AS FOLLOWS: James T. Harding	SEND TAX BILLS TO: Baker Mortgage Corporation
(NAME) 95 Jay Street	(NAME) 2840 Northeast Expressway, #200
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37211	(STREET ADDRESS) Atlanta, Ga. 30345
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)

MAP-PARCEL NUMBERS
6DA 14651
MAP 119-6
PARCEL 52

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 Doris R. Smith (widow)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Harding et ux Johnnie K. Harding

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. 18 on the Plan of Sterling Heights, Section 2, as of record in Book 1424, Page 104, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to William Elston Smith et ux Doris R. Smith by deed of record in Book 4180, Page 697, Register' Office, Davidson County, Tennessee. The Said William Elston Smith having since died.

THIS CONVEYANCE is made subject to restrictive covenants of record in Book 1725, Page 21, Said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

This is (unimproved ( ) improved (XX) property, known as 95 Jay Street (House Number) (Street) Nashville, TN 37211 (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 my hand this 1ST day of APRIL, 1976

Doris R. Smith Doris R. 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 Doris R. Smith

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1ST day of APRIL 19 76

Commission expires 2-16-77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) as such (they) 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 Doris R. Smith

TO James T. Harding

D 4 3 1 0 5

IDENTIFICATION REFERENCE

APR 5 8 54 AM '76

REGISTER DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

FILE BOX 3

APR-5%	CONV	12,000.00			
APR-5% S'TAX			B*	31.20	
APR-5% PR'FEE			B*	.50	
APR-5%	W'DEED		B*	4.00	* 35.70