BOOK 5037 PAGE 358

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19004.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 19 76

Notary Public

MY COMMISSION EXPIRES: My Commission Expires November 11 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS 507 Stahlman Building Nashville, Tenn. 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert B. Lefkovits (NAME) | Mortgage Associates, Inc. (NAME) | 15D-19890 |
| 1235 Sunnymeade Ave. (STREET ADDRESS OR ROUTE NUMBER) | 1835 Savoy Dr. N.E. Suite 300 (STREET ADDRESS) | Map 61-16 |
| Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP) | Atlanta, Ga. 30341 (CITY) (STATE) (ZIP) | Par. 263 |

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, PHILLIP SMITHSON and wife, LINDA SMITHSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert B. Lefkovits and wife, Maggie E. Lefkovits

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. 68, Block "D" on the Plan of the Resubidivison, of Sunnymeade, Unit No. 1, Subdivision of Sunnymeade, Unit No. 2, of record in Plan Book 974, pages 56 and 57, Register's Office for said County.

SAID Lot No. 68 fronts 50 feet on the northeasterly margin of Sunnymeade Avenue and extends back between parallel lines 140 feet to a dead line in the rear.

BEING the same property conveyed to Phillip Smithson and wife, Linda Smithson by Deed from Joseph P. Arbuckle and wife, Therese May Arbuckle of record in Book 4945, page 846, Register's Office for Davidson County, Tennessee.

HOWEVER, this conveyance is subject to the grantees assumption of and agreement to pay the remaining balance of a certain Deed of Trust Note in the approximate unpaid balance of $16,450.00, payable to Mortgage Associates, Inc., A Georgia corporation, in accordance with the terms and conditions stated herein. Said Note is secured by a Deed of Trust of record in Book 4923, page 947, Register's Office for Davidson County, TEnnessee.

THE Grantor hereby transfers and conveys all right, title and interest in the existing hazard insurance policy and escrow account to the Grantee herewith.

This is unimproved ( ) improved (X) property, known as 1235 Sunnymeade Avenue, Nashville, Tenn. 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 18th day of June, 1976

PHILLIP SMITHSON

LINDA SMITHSON

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip Smithson and wife, Linda Smithson

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 18th day of June, 1976

My Commission Expires Nov. 23, 1977

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

PHILLIP SMITHSON ETUX

TO

ROBERT B. LEFKOVITS ETUX

D 54710

RUSH

IDENTIF. REFERENCE

JUN 21 10 54 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| JUN21'76 | CONV | 19,000.00 | | | |
| JUN21'76 | S'TAX | | B* | 49.40 | |
| JUN21'76 | PR'FEE | | B* | .50 | |
| JUN21'76 | W'DEED | | B* | 4.00 | * 53.90 |