FORM NO. WD-1

BOOK 5041 PAGE 925

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,250.00

Joseph E. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July 19 76

Notary Public

MY COMMISSION EXPIRES: 11-13-1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Conners, Jr., First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph E. Smith, et ux (NAME)	First Federal Savings and Loan Assoc. (NAME)	Map 117-2
2300 Springdale Drive (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Parcel 147
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	FB 7DA-22570

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, THOMAS A. McKENZIE, III and wife, LUSANNE L. McKENZIE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH E. SMITH and wife, CLAUDETTE C. 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. 4 of Block "3" on the Plan of the Stokes Tract, as of record in Book 974, page 24, Register's Office for said County, described as follows:

Beginning at a point, the southwest intersection of 23rd Avenue, South and Springdale Drive; running thence along the south margin of said Drive westwardly 100 feet to the common corner of Lots 3 and 4; thence with the line between Lots 3 and 4 southwardly 200 feet to the common corner of Lots 3, 4, 5 and 6; thence with the line between Lots 4 and 5, eastwardly 100 feet to the west margin of 23rd Avenue, South; thence with the same northwardly 200 feet to the point of beginning.

Being the same property conveyed to Thomas A. McKenzie, III and wife, Lusanne L. McKenzie, by deed from Ruby R. Donnelly, a widow, of record in Book 4729, page 832, Register's Office for Davidson County, Tennessee.

SUBJECT to certain easements and setback lines and Owner's certificate shown on Plan of record in Book 974, page 24, said Register's Office; and SUBJECT to 1976 taxes, which have been prorated and assumed by grantees.

This is unimproved ( ) improved (X) property, known as 2300 Springdale Drive, Nashville, Tennessee 37215
(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 1st day of July, 19 76

Thomas A. McKenzie, III

Lusanne L. McKenzie

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas A. McKenzie, III and wife, Lusanne L. McKenzie,

the bargainorS, with whom I am personally acquainted, and who acknowledged that theyexecuted the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of July, 19 76

Commission expires 11-13-1979

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

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WARRANTY DEED

FROM

THOMAS A. McKENZIE, III and wife, LUSANNE L. McKENZIE

TO

JOSEPH E. SMITH and wife, CLAUDETTE C. SMITH

RECEIVED FOR RECORD
JUL 7 2 19 PM '76

JUL-2% CONV 51,250.00
JUL-2% S'TAX @ 140.92
JUL-2% RFEE @ .50
JUL-2% MTGED @ 4.00 * 145.42

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.