Prepared by Harold E. Collins, 802-51st Ave. N., Nashville, TN

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
FRANK E. LEE, ET UX

TO
JEFFREY ALLEN SMITH

For draftsman's use

BOOK 5046 PAGE 573

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Allen Smith (NAME)	Jeffrey Allen Smith (NAME)	Map 83-4
2409 Carter Ave. (STREET ADDRESS OR ROUTE NUMBER)	2409 Carter Ave. (STREET ADDRESS)	Par 68
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	

D 58728

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

JUL 16 10 43 AM '76

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$30,000.00 Frank E Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July 1976.

D Head
Notary Public

~~MY COMMISSION EXPIRES:~~ Dep Register

(~~AFFIX~~ SEAL)

For and in Consideration of the sum of Ten Dollars, cash in hand paid by the Grantee, Jeffrey Allen Smith, and other good and **DOLLARS**

valuable consideration, the receipt of which is hereby acknowledged,

we, Frank E. Lee and wife, Martha A. Lee,

JUL 16 76	CONV	30,000.00			
JUL 16 76	S'TAX		B*	78.00	
JUL 16 76	PR'FEE		B*	.50	
JUL 16 76	W'DEED		5*	4.00	* 82.50

have bargained and sold, and by these presents do transfer and convey unto the said Jeffrey Allen Smith his 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 #61 on the Plan of Rosebank Park, as of record in Book 1835, Page 26, Register's Office for said County.

Said Lot #61 fronts 65 feet on the northerly side of Carter Avenue, and runs back 200.6 feet on the easterly line and 191.3 feet on the westerly line to a dead line, measuring 65.6 feet thereon.

Being the same property conveyed to Frank E. Lee and wife, Martha A. Lee, by Warranty Deed from Eleanor S. Lee of record in Book 3832, Page 778, Register's Office for Davidson County, Tennessee.

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WD-2

This is unimproved ( ) improved (X) property, known as 2409 Carter Avenue, Nashville, TN 37206
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeffrey Alden Smith his heirs and assigns, forever.

And we do covenant with the said Jeffrey Alden Smith 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, except for 1976 property taxes which are not yet due.

And we, Frank E. Lee and wife, Martha A. Lee do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Jeffrey Alden Smith his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 15th day of July, 1976

Frank E. Lee

Martha A. Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dianne H. McGowan, a Notary Public in and for said County and State, the within named Frank E. Lee and wife, Martha A. Lee 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 15th day of July, 1976

Dianne H. McGowan, Notary Public.

Commission expires 5-8-79

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be ..... of the ....., the within named bargainor, a corporation, and that ....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as .....

Witness my hand and seal, at office in .....

this .....day of....., 19.....

....., Notary Public.

Commission expires .....