This instrument prepared by
WILLIAMS, [illegible] & WILLIAMS
Attorneys at Law
Suite 100, Cumberland Office Plaza
101 Cumberland Avenue
Madison, Tennessee 37115

BOOK 5048 PAGE 579

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronnie H. Smith et ux	Mortgage Associates, Inc.	Map 49
(NAME)	(NAME)	
5332 Buena Vista Pike	Suite 300, 1835 Savoy Drive	Parcel 138-6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37218	Atlanta, Georgia 30341	14D 19270
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ---------- ($10.00) *Dollars,*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of an indebtedness payable to Mortgage Associates, Inc., in the original principal amount of $31,500.00; and secured by a deed of trust of record in Book 4993, page 330, Register's Office for Davidson County, Tennessee;

We, CARROLL M. RICHARDSON AND WIFE, RUTH ANN RICHARDSON,

have this day bargained and sold, and do hereby transfer and convey unto the said

RONNIE H. SMITH AND WIFE, CAURA B. SMITH,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 14th, formerly 23rd, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Buena Vista Pike, 446.1 feet more or less south of the center line of a concrete box bridge crossing Whites Creek; thence leaving said Pike easterly 410 feet to the centerline of White's Creek; thence with the approximate centerline of said Creek, southerly 101.1 feet to a point; thence westerly 395 feet to a point in the centerline of Buena Vista Pike; thence with the centerline of the same, northerly 100 feet to the point of beginning.

Being the same property conveyed to Carroll M. Richardson and wife, Ruth Ann Richardson, by deed from A. S. Merritt, Jr. and wife, Dorothola Merritt, of record in Book 4993, page 328, Register's Office for said County.

DAVIDSON COUNTY, TENN. ★ ★

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,697.07

Subscribed and sworn to before me, this the 21st day of July, 19 76

My commission expires: 11-17-76 (Affix Seal)

Affiant Ronnie H. Smith

Notary Public Doris A. Floyd

This is (unimproved ( ) improved (X)) property, known as 5332 Buena Vista Pike, Nashville
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Ronnie H. Smith and wife, Caura B. Smith, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ronnie H. Smith and wife, Caura B. Smith, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 21st *day of* July, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Carroll M. Richardson

Carroll M. Richardson

Ruth Ann Richardson

Ruth Ann Richardson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Carroll M. Richardson and wife, Ruth Ann Richardson,

*the within named bargainor*s, *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 Madison, Tennessee, *this* 21st *day of* July, *19* 76

Commission expires 8-30-76

Notary Public

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 .....

JUL 22	CONV	40,697.07			
JUL 22	S'TAX		B*	105.82	
JUL 22	PR'FEE		B*	.50	
JUL 22	W'DEED		B*	4.00	* 110.32

WARRANTY DEED

FROM
CARROLL M. RICHARDSON ET UX

TO
RONNIE H. SMITH ET UX

D 59650

IDENTIF. REFERENCE

JUL 22 2 24 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS