BOOK 5052 PAGE 624 Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

30,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 76

Notary Public

MY COMMISSION EXPIRES: 11-24-1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville Tenn. 37217

NAME ADDRESS STATE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerome P. Woodroff	Dobson & Johnson, Inc.	94-3
(NAME)	(NAME)	
216 Riverside Drive	311 Plus Park Blvd.	23
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206	Nashville, TN 37217	15DA-39552
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, James M. Smart et ux Nancy B. Smart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerome P. Woodroff et ux Rosie E. Woodroff

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. 18 on the Plan of Section 1, Fortland Park, as of record in Book 2663, Page 61, said Register's Office, to which reference is hereby made for a more detailed description.

Being the same property conveyed to James M. Smart and wife, Nancy B. Smart by deed of record in Book 3953, Page 633, said Register's Office.

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

This is { unimproved ( ) improved (XX) } property, known as 216 Riverside Drive (House Number) (Street) Nashville, TN 37206 (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 29TH day of JULY, 19 76

James M. Smart

Nancy B. Smart

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

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 James M. Smart et ux Nancy B. Smart

the 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 Nashville, Tennessee, this 29TH day of JULY 19[illegible]

Commission expires 11-13-1979

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

RECORDER'S MEMO

Before me, [illegible] Notary Public within and for the State and County aforesaid, personally appeared [illegible] and [illegible] with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the [illegible] and [illegible] respectively of the [illegible] the within named bargainor, and corporation, and that (he) as such [illegible] and [illegible], being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said [illegible] as such [illegible], and attesting the same by the said [illegible] as such [illegible]

(his oath) (himself) (they)

Witness my hand and official seal at office at [illegible] on this the [illegible] day of [illegible], 19[illegible]

My commission expires [illegible]

Notary Public

WARRANTY DEED

FROM James M. Smart

TO Jerome P. Woodroff

D61088

IDENTIF. REFERENCE

AUG 2 9 44 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Mail

DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

AUG-2[illegible]	CONV	30,500.00			
AUG-2[illegible]	S'TAX		B*	79.30	
AUG-2[illegible]	PR'FEE		B*	.50	
AUG-2[illegible]	W'DEED		B*	4.00	* 83.80

[illegible] 05?