This instrument prepared by:
Don L. Smith, Attorney
Home Federal Tower
Nashville, Tn. 37219

Returned

BOOK 5057 PAGE 175

WARRANTY DEED

BOOK 5056 PAGE 13

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robert F. Smith, et ux (NAME)	Same (NAME)	
401 Hunt Club Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	106-11
Nashville, TN. 37221 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pt

For and in Consideration of the sum of Ten and no/100 ---------- ---------- *DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a Deed of Trust of record in Book 4580, page 277, Register's Office for Davidson County, Tennessee, securing payment of a note in the original principal amount of Seventy Thousand ($70,000.00) Dollars, plus interest at the rate of eight and one-half (8 1/2%) percent per annum, payable in monthly installments and payable in accordance with the terms and conditions of such note, all of which is incorporated herein by reference,

AUG 10 '76	CONV	95,000.00			
AUG 10 '76	S TAX		B*	247.00	
AUG 10 '76	PB FEE		B*	.50	
AUG 10 '76	W DEED		B*	6.00	* 253.50

James H. Jeffers and Wayne R. Jeffers, as tenants in common, *have bargained and sold, and by these presents do transfer and convey unto the said* Robert F. Smith and wife, Jean C. Smith, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 13 on the plan of Interstate Park South of record in Book 4460, page 29, Register's Office for said County, and being more fully described as follows:

Beginning at a point in the northerly margin of New Hill Avenue at the southeast corner of Reserved Parcel "B", shown on said plan; thence with the eastern boundary line of said parcel north 43° 19' east 68.82 feet, and north 65° 21' east 93.9 feet to the southerly margin of Interstate Highway 40; thence with same south 24° 39' east 167.07 feet; then south 82° 58' west 119.32 feet to the northerly margin of said New Hill Avenue; thence with same westwardly 119.28 feet to the beginning.

Being the same property conveyed to James H. Jeffers, et al. by deed from McDowell Development Corporation of record in Book 5054, page 178, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a ten foot easement for public utilities and drainage, 15 foot building setback line from New Hill Avenue, and conditions of owners certificate, as shown on plan of record in Book 4460, page 29, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 95,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of August, 19 76

Notary Public

My commission expires: My Commission Expires Sept. 8, 1979

NOTARY PUBLIC
DAVIDSON COUNTY

Re-recorded

BOOK 5057 PAGE 176

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 107,875.60
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 13th DAY OF Aug 1976.
Deputy Register

BOOK 5056 PAGE 14

AUG 13 76	CONV	90,000.00			
AUG 13 76	CONV	17,875.60			
AUG 13 76	S'TAX		B*	33.54	
AUG 13 76	W'DEED		B*	6.00	* 39.54

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert F. Smith and wife, Jean C. Smith, their heirs and assigns, forever.

And we *do covenant with the said* Robert F. Smith and wife, Jean C. 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 taxes which are prorated and assumed by Grantee and as otherwise noted herein, and except for Deed of Trust of record in Book 4580, page 277, Register's Office for Davidson County, Tennessee.

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* Robert F. Smith and wife, Jean C. Smith, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 6th *day of* August, *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.*

James H. Jeffers

James H. Jeffers

Wayne R. Jeffers

Wayne R. Jeffers

Re record

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, William J Butler, a Notary Public in and for said County and State, the within named James H. Jeffers and Wayne R. Jeffers

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 2nd day of August, 19 76.

William J Butler Notary Public.

Commission Expires July 28, 1980

WILLIAM J. BUTLER NOTARY PUBLIC STATE OF TENNESSEE

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....

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

....., Notary Public.

Commission Expires.....

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.....

6263 T.E. REFERENCE IDENTIFICATION AUG 11 2 04 PM '76 REGISTER DAVIDSON CO. TENN.

D6 116 recorded AUG 13 1976 FEE DAVIDSON CO. TENN.