This instrument prepared by: Mark J. Mathiesen, Attorney at Law
223 Madison Street, Madison, Tennessee 37115

Mail 1 BK/5057 PG 777

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
BOBBY RAY SMITH, ET UX	SAME	41
(NAME) 1324 Old Hickory Blvd.	(NAME)	6
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tn. 37115	(STREET ADDRESS)	10 D 33940
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

NICHOLAS C. TROMBLA AND WIFE, DORIS T. TROMBLA, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said BOBBY RAY SMITH AND WIFE, BURDAH M. SMITH, hereinafter referred to as Grantees, their *(successors), heirs and assigns,*

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

A small tract of land in the 10th, formerly 22nd District of Davidson County, Tennessee, and being known as Tract 2 of Lot No. 2 on a survey by N. E. Cummings, and described as follows:
Beginning at a point in the center line of Old Hickory Boulevard at a stake at the southwest corner of the property of W. R. Greenway and wife, Maymie Greenway, of their No. 1 Tract; thence running North 1½ deg. East 335 feet to the land of Cecil Dale; thence North 86½ deg. West 235 feet along the south line of the property of Cecil Dale at a stake at the northeast corner of Tract No. 3; thence South 1½ deg. West 260 feet to a stake at the center of Old Hickory Boulevard; thence South 67 deg. East 250 feet to the point of beginning, containing 1.52 acres, more or less.

Being the same property conveyed to Nicholas C. Trombla by deed from Buford Crecelius and wife, Dora W. Crecelius, of record in Book 2028, page 400, Register's Office for Davidson County, Tennessee. Doris T. Trombla joins in this conveyance for the purpose of conveying any right, title or interest which she may have.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $26,000.00

Subscribed and sworn to before me, this the 11th day of August, 19 76

Affiant: Nicholas C. Trombla

My commission expires: 2-18-80 (Affix Seal)

Notary Public: Mark J. Mathiesen

This is improved (XX) unimproved ( ) property, known as 1324 Old Hickory Boulevard, Madison, Tn. (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 grantees, 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,* except as appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 11th *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.*

Nicholas C Trombla

Doris T. Trombla

BOOK 5057 PAGE 778

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICHOLAS C. TROMBLA AND WIFE, DORIS T. TROMBLA

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 11th day of August, 19 76

Mark J. Matthews Notary Public

Commission expires 2-18-80

MARK J. MATTHEWS NOTARY PUBLIC DAVIDSON

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.....

AUG 16 76	CONV	26,000.00			
AUG 16 76	S'TAX		B*	67.60	
AUG 16 76	PR'FEE		B*	.50	
AUG 16 76	W'DEED		B*	4.00	* 72.10

WARRANTY DEED

FROM

TO

D 63409

IDENTIF. REFERENCE

AUG 16 2 19 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115