Prepared by:
John T. Conners, Jr.
21st Floor, First American Center
Nashville, Tennessee 37238

BOOK 5061 PAGE 951

WARRANTY DEED

New Owner:

Joan Evelyn Ban
2304 Valley Brook Drive
Nashville, Tenn. 37205

Send Tax Bills to:

Same

Map 117-10
Parcel 20
FB 7DA 35950

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, STEVEN MAXWELL SMITH and wife, MARILYN KAY SMITH, Grantors, have this day bargained and sold, and do hereby transfer and convey unto JOAN EVELYN BAN, Grantee, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No. 6 of Block No. 4 on the Plan of "Woodmont Estates," as of record in Book 974, page 29, Register's Office for said County, described as follows:
>
> BEGINNING at a concrete corner post, same being the northeast corner of this tract; thence South 19° East 336.5 feet to a stake in the north margin of Valley Brook Road; thence westwardly with said road 198.8 feet to a stake; thence North 25° 30' West 91.8 feet to a stake; thence North 20° East 119.7 feet to a stake; thence North 23° East 191.4 feet to the point of beginning.
>
> BEING the same property conveyed to Steven Maxwell Smith and wife, Marilyn Kay Smith, by deed from William A. Jessup and wife, Anita B. Jessup, of record in Book 4975, page 660, Register's Office for Davidson County, Tennessee.

As evidenced by their signatures below, the Grantee and her husband, Thomas A. Ban, assume and agree to pay as and when the same becomes due the outstanding balance of a certain Installment Deed Note dated December 1, 1975, from Steven Maxwell Smith and wife, Marilyn Kay Smith, to William A. Jessup and wife, Anita B. Jessup, said Note being secured by an Installment Deed of record in Book 4975, page 660, Register's Office for Davidson County, Tennessee, and do further agree to indemnify and hold harmless the Grantors herein of and from all further liability of every kind and character for the payment of the said Note and the performance of any and all of the covenants and conditions contained in the said Installment Deed.

This is improved property known as 2304 Valley Brook Drive, Nashville, Tennessee 37205.

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater for this transfer i $117,500.00.

Affiant

Subscribed and sworn to before me this 24th day of August, 1976.

Notary Public

My Com. Exp: May 28, 1980

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantor, her 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 for vendor's lien recorded in Book 4975, page 660, Register's Office for said County, in the original principal amount of $64,000.00; easements of record in Book 3766, page 500 and Book 1117, page 413; Plan of record in Book 974, page 29; restrictive covenants of record in Book 1049, page 28, and Book 1809, page 149, RODC; ad valorem taxes which have been prorated and assumed by Grantee. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 23rd day of August, 1976.

GRANTORS:

Steven Maxwell Smith

Marilyn Kay Smith

GRANTEE:

Joan Evelyn Ban

Thomas A. Ban

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Anne A. McGuigan a Notary Public in and for said County and State, Steven Maxwell Smith and wife, Marilyn Kay Smith, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of August, 1976.

Notary Public

My commission expires: May 28, 1980

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MONTREAL. QUEBEC

CANADA.

Personally appeared before me HARVEY RICHMOND, a Notary Public in and for said MONTREAL, CANADA, Joan Evelyn Ban and her husband, Thomas A. Ban, the within named 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 MONTREAL this 23rd day of August, 1976.

Harvey Richmond

Notary Public

My commission expires: FOR LIFE.

D6484 8

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IDENTIF. REFERENCE

AUG 25 10 39 AM '76

FELIX A. NIXON REGISTER
DAVIDSON COUNTY, TENN.

AUG25'76	CONV	90,000.00			
AUG25'76	CONV	27,500.00			
AUG25'76	S'TAX		B*	305.50	
AUG25'76	PR'FEE		B*	.50	
AUG25'76	W'DEED		B*	6.00	* 312.00