FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

Eleanor Jean Smith
Affiant Eleanor Jean Smith

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 26th DAY OF August 19 76

Notary Public

MY COMMISSION EXPIRES: 1-30-79

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
THOMAS, HALLIBURTON & BALLIN
107 PARKWAY TOWERS
NASHVILLE, THIS INSTRUMENT WAS PREPARED BY

NAME	ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M/M Gerald Young Smith (NAME)	National Mortgage Company (NAME)	15DA39078
2208 Carter Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	83-3-241
Nashville, Tennessee 38118 (CITY) (STATE) (P. O. ZIP)	Memphis, Tn. 38118 (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, ROBERT CONNER TOTTY and wife, NISSIE SPENCE TOTTY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GERALD YOUNG SMITH and wife, ELEANOR JEAN SMITH

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:

BEING the easterly half of Lot No. 45 and the westerly five feet of Lot No. 44 on the plan of W. S. Ashworth's Subdivision of Lot Nos. 47 to 50, inclusive, of the Town of Brownsville, as of record in Book 161, page 153, Register's Office for said County. Said tract or parcel fronts 55 feet on Carter Avenue, and extends back between parallel lines 165.75 feet on the westerly side, and 166.4 feet on the easterly line to the northerly margin of an abandoned alley at the rear of said lot.

BEING all of the property conveyed to Robert Conner Totty and wife, Nissie Spence Totty, by warranty deed of record in Book 1272, page 528, said Register's Office and including, in addition, the westerly five feet of Lot 44, being property conveyed to R. C. Totty by James E. Covington, Clerk and Master of the Chancery Court by an instrument of record in Book 2690, page 542, said Register's Office. Robert Conner Totty and R. C. Totty are one and the same person.

This conveyance is subject to any and all easements and rights of way of public record and to any restrictions of record in Register's Office for Davidson County.

This is unimproved ( ) improved (XX) property, known as 2208 Carter Avenue, Nashville, Tn. 37206
(House Number) (Street) (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 26th day of August, 19 76

X Robert Conner Totty
ROBERT CONNER TOTTY

X Nissie Spence Totty
NISSIE SPENCE TOTTY

STATE OF TENNESSEE
Davidson County

BOOK 5062 PAGE 674

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT CONNER TOTTY and wife, NISSIE SPENCE TOTTY

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 26th day of August 19 76

Commission expires 1-30-79

Janice Friedman
Notary Public

STATE OF TENNESSEE
County

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

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

mail anv.
D 6 5 1 7 4

IDENTIF. REFERENCE

AUG 27 9 16 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217

AUG27'76	CONV	23,000.00			
AUG27'76 S'TAX			B*	59.80	
AUG27'76 PR'FEE			B*	.50	
AUG27'76	W'DEED		B*	4.00	* 64.30