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IDENTIFICATION REFERENCE

OCT 6 8 49 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5075 PAGE 481

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 35,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 1976.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTYS.
1100 Fidelity NAME Federal Bldg., Nashville, TN. ADDRESS 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James H. Edwards (NAME) | Baker Mortgage Corporation (NAME) | 5DU 43774 |
| 4916 Packard Drive (STREET ADDRESS OR ROUTE NUMBER) | 2840 Northeast Expressway, N.E. (STREET ADDRESS) | 148-13-202 |
| Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP) | Atlanta, Ga. 30345 (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, Ralph E. Smiley, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Edwards et ux Carolyn J. Edwards

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. 101 on the plan of Section Three, Locustwood, of record in Book 2663, page 29, Register's Office for said County.

SAID Lot No. 101, which is a corner lot, fronts 363.3 feet on the easterly margin of Creekside Drive and fronts 126.0 feet on the southerly margin of Packard Drive, said frontages being joined by a curve having a length of 40.14 feet, and extends back 389.3 feet on the easterly line and 136.0 feet on the southerly line to a point of intersection.

BEING the same property vested in Ralph E. Smiley, also known as Ralph Edgar Smiley, said property having been conveyed to Ralph E. Smiley and wife, Mary Katherine Smiley by deed from Robert L. Williams and wife, Kay E. Williams of record in Book 4967, page 675, Register's Office for Davidson County, Tennessee; the interest of Mary Katherine Stockman Smiley having been divested out of her and vested in the said Ralph Edgar Smiley by decree of the Third Circuit Court for Davidson County, Tennessee, Case No. 82101, entered in Minute Book 109B, page 1205, Office of the Clerk for said County.

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

This is unimproved ( ) improved (XX) property, known as 4916 Packard Drive (House Number) (Street) Nashville, Tennessee 37211 (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 my hand this 1ST day of OCTOBER, 1976

Ralph E. Smiley

Ralph E. Smiley

STATE OF TENNESSEE
Davidson County

BOOK 5075 PAGE 482

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

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1ST day of OCTOBER 19 76.

Commission expires 11-30-76

Notary Public

ALEX WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson 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
Ralph E. Smiley

TO
James H. Edwards

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| OCT-6% | CONV | 35,000.00 | | | |
| OCT-6% S'TAX | | | B* | 91.00 | |
| OCT-6% PR'FEE | | | B* | .50 | |
| OCT-6% | W'DEED | | B* | 4.00 | * 95.50 |