Address New Owner(s) as follows	Send Tax Bills To:	Map-Parcel Numbers:
ALFRED DRAKE ET UX BOBBIE DRAKE 2316 Scott Avenue Nashville, Tennessee 37216	SAME	72 - 10 par. 266 15DA130

BOOK 5032 PAGE 284

WARRANTY DEED

For and in consideration of the sum of Ten and no/100----------DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged.

We, James William Smartt, Et Ux Josephine Smartt have bargained and sold, and by these presents do transfer and convey unto the said Alfred Drake Et Ux Bobbie Drake the GRANTEES herein, their heirs and assigns, certain real estate in Davidson County, State of Tennessee, described as follows:

TRACT 1.

Being the north parts of Lots Nos. 1 and 2 and the northwest part of Lot No. 3 on the Map of Montgomery Heights, of record in Book 332, page 47, Register's Office for said County.

Said parts of said lots front 65 feet on the easterly side of Scott Avenue and run back between lines, along the southerly margin of Litton Avenue, 150 feet to a dead line, on which they measure 70 feet, said dead line being 7 feet west of the line between Lots Nos. 3 and 4.

Being the same real property conveyed to James W. Smartt and mother, Thelma W. Smartt by deed from E. F. Tate, Et Ux Willie Beatrice Tate, dated March 14, 1961, of record in Book 3185, page 449. R.O.D.C. Tennessee, and to James W. Smartt by Will from Thelma Smartt, deceased of record in Will Book 115, page 67, Probate Clerk's Office Davidson County, Tennessee

TRACT 2.

A lot of land in the 11th Civil District of Davidson County, Tennessee, described as follows: Beginning at the southwest intersection of Litton Avenue and Scott Avenue; thence westwardly along the southerly margin of Litton Avenue 150 feet; thence southwardly parallel with Scott Avenue 50 feet; thence eastwardly parallel with Litton Avenue 150 feet to the westerly margin of Scott Avenue; thence with the margin of the same northwardly 50 feet to the point of beginning.

Being the same real property conveyed to James William Smartt, Et Ux Josephine Smartt by deed from Thelma Willette Smartt, a widow, of record in Book 4819, page 191 Register's Office for Davidson County, Tennessee, and to James W. Smartt by Will from Thelma Willette Smartt, deceased, of record in Will Book 115, page 67, Probate Clerk's Office of Davidson County, Tennessee.

This is improved property, known as Tract 1-2316 Scott Avenue, Nashville, Tennessee and Tract 2-2317 Scott Avenue, Nashville, Tennessee, 37216.

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.

Whenever 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 hands this 19th day of October, 1976.

Josephine Smartt

James William Smartt

STATE OF TENNESSEE

BOOK 5082 PAGE 285

COUNTY OF DAVIDSON

Personally appeared before me, Terry E. McNabb, a Notary Public in and for said County and State, the within named James W. Smartt Et Ux, Josephine Smartt, 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 19th day of October, 1976.

My Commission Expires: 11/5/79, Notary Public Terry E. McNabb

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $16,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Alfred Drake

Sworn to and subscribed before me

this 26 day of October, 1976.

My Commission Expires: 11/5/79 Notary Public Terry E. McNabb

mail

This instrument was prepared by: Terry McNabb, Attorney, P. O. Box 60187, Nashville, Tennessee, 37206.

D74390

WARRANTY DEED

FROM

JAMES W. SMARTT ET UX
JOSEPHINE SMARTT

TO

ALFRED DRAKE ET UX
BOBBIE DRAKE

IDENTIF REFERENCE T

Oct 27 11 20 AM '76

FEE REGISTER DAVIDSON COUNTY, TENN.

10/27/76	CONV	16000.00			
10/27/76	STAX		$	41.60	
10/27/76	RFEE		$	.50	
10/27/76	WDEED		$	4.00	* 46.10