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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

ROY EDWARD SMITHSON, and wife,

MACKIE ANN SMITHSON

TO

JAMES M. GUNTER

For draftsman's use

Prepared by
Clyde O. Holland, Atty
Attorney at Law
Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Gunter (NAME)	Guaranty Mortgage Company (NAME)	Map 94-1
1603 Electric Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 450
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

Oct 28 11 40 AM '76

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

D 74575

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$12,500.00 James M. Gunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF Oct, 1976

Notary Public

MY COMMISSION EXPIRES: My Commission Expires May 25, 1977

(AFFIX SEAL)

For and in Consideration of the sum of ----------Ten Dollars and No/100-------

----------($10.00)---------- DOLLARS cash in hand paid by James M. Gunter, and other good and valuable consideration, receipt of which is hereby acknowledged, and the agreement by the said James M. Gunter to assume and agree to pay the unpaid balance of a loan in the original principal amount of $6,500.00 to Guaranty Mortgage Company of Nashville, secured by a deed of trust of record in Book 3759, page 21, Register's Office for Davidson County, Tennessee, payable in conformity with the terms and conditions stated therein.

ROY EDWARD SMITHSON and wife, MACKIE ANN SMITHSON,
GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said

JAMES M. GUNTER, GRANTEE

HIS 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. 76 on the Map of Shelby Village, No. Three, as of record in Book 2083, page 6, Register's Office for said County.

Said Lot No. 76 fronts 65.3 feet on the northerly side of Electric Avenue and runs back between lines, 105.5 feet on the easterly line and 79.5 feet on the westerly line to a dead line in the rear measuring 70.7 feet thereon.

Being the same property conveyed to Roy Edward Smithson by deed from William E. Porter, Trustee, of record in Book 5069, page 394, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 2083, page 6, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Electric Avenue and a 10-foot easement for public utility purposes along the westerly and northerly lines of said lot. Restrictive covenant contained in instrument of record in Book 2015, page 639, amended in Book 2086, page 339, said Register's Office.

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This is unimproved ( ) improved (X) property, known as 1603 Electric Avenue, Nashville, Tennessee 37206
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee his heirs and assigns, forever.

And we do covenant with the said Grantee 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. except as of record.

And we, Grantors do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 26th day of October, 19 76

Roy Edward Smithson
(ROY EDWARD SMITHSON)

Mackie Ann Smithson
(MACKIE ANN SMITHSON)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROY EDWARD SMITHSON and wife, MACKIE ANN SMITHSON 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 October, 19 76

Claude H. Steele, Notary Public.

My Commission Expires Nov. 23, 1977
Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, OCT28 CONV 12,500.00, a Notary Public of the State and County aforesaid, personally appeared OCT28 STAX B* 32.50, with whom I am personally acquainted, and who, upon oath, acknowledged OCT28 RMFEE B* .50 NEED B* 4.00 self to be * 37.00 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.

mail Ideal Realtors
5408 Hwy Cattle Chan. Nash. Tn 37209