WARRANTY DEED

BOOK 5083 PAGE 736

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22387

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF Oct, 1976

Notary Public

MY COMMISSION EXPIRES: 11-26-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Treber & Robinson, Attys., 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juanita Dupes (NAME)	Advance Mortgage Company (NAME)	
3850 Sam Boney Dr. (STREET ADDRESS OR ROUTE NUMBER)	225 Peach Street (STREET ADDRESS)	133-15
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30303 (CITY) (STATE) (ZIP)	23

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, Charles F. Smith and wife, Lou Ella Smith and Wayne H. Downs and wife, Bobby J. Downs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juanita Dupes

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. 39 on the Plan of Paragon Hills Subdivision, Section I, as of record in Book 3300, page 100, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Elysian Fields Road, at the common dividing line between lots Nos. 39 and 40; thence northerly along said dividing line, 92.8 feet to a concrete marker; thence westerly 90.3 feet to the easterly margin of Sam Boney Drive; thence southerly along sail drive 87.7 feet to the beginning of a curve, thence around said curve a distance of 43.32 feet to a point in the northerly margin of Elysian Fields Road; thence easterly 96 feet to the point of beginning.

Being the same property conveyed to Charles F. Smith and wife, Lou Ella Smith and Wayne H. Downs and wife, Bobby J. Downs by deed from James R. Bannisa and wife, Freida E. Bannisa, as of record in Book 5078, page 133, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 3787, page 937, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is unimproved ( ) improved ( ) property, known as 3850 Sam Boney Drive, Nashville, TN 37211
(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 this 28th day of October, 1976

Charles F. Smith

Bobby J. Downs

Lou Ella Smith

Wayne H. Downs

STATE OF Tennessee
COUNTY OF Davidson

BOOK 5083 PAGE 737

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles F. Smith et ux, Peggy J. Smith and wife, Bobby J. Dupes

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tn. this 28th day of October, 1976

Commission Expires 11-20-76 Notary Public

STATE OF
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 purpose 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

D 7 5 1 0 5

IDENTIF. REFERENCE

Nov 1 1 35 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

NOV-1 76	CONV	22,387.00			
NOV-1 76	S'TAX		B*	58.24	
NOV-1 76	PR'FEE		B*	.50	
NOV-1 76	W'DEED		B*	4.00	* 62.74

WARRANTY DEED

FROM Charles F. Smith et al

TO Juanita Dupes

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York

Mail to:
William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214