File Box 7

BOOK 5098 PAGE 639

"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALBERT M. LITTLETON, ET UX. (NAME)	SAME (NAME)	Map 116-14
419 Jackson Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 125
Nashville, TN 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	BM-06510

For and in Consideration of the sum of Ten and No/100 ($10.00) ---------- *DOLLARS* and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, William Randolph Smith and Third National Bank in Nashville, Executor and Testamentary Trustee of the estate of Mary Erwin Smith, deceased (herein called the "Grantors"), *have bargained and sold, and by these presents do transfer and convey unto the said* ALBERT M. LITTLETON and wife, EMILY B. LITTLETON, (herein 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 Lots Nos. 42 and 43 and part of Lot No. 44 on the Map of W. S. Bransfords Subdivision of Lots Nos. 35, 36, 37, 42 and 43, Division A, Belle Meade, of record in Book 547, page 133, Register's Office for Davidson County, Tennessee and described according to a survey by John Kohl and Company, dated December 10, 1976, as follows:

Beginning at an iron pin in the westerly margin of Jackson Boulevard, being the common corner of Lots Nos. 41 and 42; thence with the westerly margin of Jackson Boulevard 247.7 feet in a northerly direction along the northerly margin of Lots Nos. 42, 43 and 44 to an iron pin in the northerly margin of Lot No. 44; thence S 46° 16' 34" W 261.00 feet to a point; thence S 49° 00' E 27.83 feet to a point; thence S 32° 55' 39" E 141.37 feet to a point; thence N 63° 29' 53" E 267.16 feet to the point of beginning.

(Legal Description Continued On Next Page)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 15th day of December, 1976

Affiant

My commission expires: 2/23/80 (Affix Seal)

Notary Public

Being part of the same property conveyed to William Randolph Smith and wife, Mary E. Smith, by deed from Amelia Metz Smith, a widow, of record in Book 2046, page 587, said Register's Office. By final divorce decree of the Fourth Circuit Court of Davidson County, Tennessee, No. 64098, of record in Minute Book 78-B, page 900, Circuit Court Clerk's Office of said County, said property became vested in William Randolph Smith and Mary E. Smith as tenants in common. The said Mary E. Smith has since died, and her interest in said property is vested in Third National Bank in Nashville as Executor and Testamentary Trustee under the Will of Mary Erwin Smith, deceased, of record in Will Book 117, page 87, County Court Clerk's Office of said County, Mary E. Smith and Mary Erwin Smith being the same person.

DEC20'76	CONV	90,000.00			
DEC20'76	CONV	20,000.00			
DEC20'76	S'TAX		B*	236.00	
DEC20'76	PR'FEE		B*	.50	
DEC20'76	W'DEED		B*	6.00	* 292.50

unimproved ( )
This is improved (XXX) property, known as 419 Jackson Boulevard, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town)

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 Grantors *do covenant with the said* Grantees *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Grantors *do further covenant and bind* themselves, their successors *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.*

Witness our hands *this* 15th *day of* December, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William Randolph Smith
WILLIAM RANDOLPH SMITH

THIRD NATIONAL BANK IN NASHVILLE, EXECUTOR AND TESTAMENTARY TRUSTEE OF THE ESTATE OF MARY ERWIN SMITH, DECEASED

By: Real Estate Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Campbell Brown, a Notary Public in and for said County and State, the within named William Randolph Smith

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 15 day of December, 19 76.

Campbell Brown, Notary Public.

My Commission Expires SEPT. 7, 1980

Commission Expires

CAMPBELL BROWN * NOTARY PUBLIC * DAVIDSON COUNTY

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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, this day of, 19.

, Notary Public.

Commission Expires

FILED DEC 25 1976

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Gail K. Parsons, a Notary Public of the State and County aforesaid, personally appeared Campbell Brown, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Real Estate Officer of the Third National Bank in Nashville, Executor and Testamentary Trustee of the Estate, the within named bargainor, a corporation, of Mary Erwin Smith, deceased and that he as such Real Estate Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Real Estate Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of December, 1976.

Gail K. Parsons
Notary Public

Commission Expires 2/23/80