FORM NO. WD-1

BOOK 5104 PAGE 14

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 1977.

Notary Public

MY COMMISSION EXPIRES: 11-9-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael F. Mondelli, Esq.,214 - 3rd Avenue North, Nashville, Tn.37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. W. Smith, et ux,Joyce (NAME)	Same (NAME)	Map 69-16
1607 W. Elizabeth Road (STREET ADDRESS OR ROUTE NUMBER)	1214 BRIARVILLE Rd (STREET ADDRESS)	Parcel 63
Nashville, Tn. 37218 (CITY) (STATE) (P. O. ZIP)	MADISON TN 37115 (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, John J. Nanni, et ux, Marcella D. Nanni and Joseph F. Schipani, et ux Mattie P. Schipani

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. W. Smith, et ux Joyce Smith

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 the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being Lot No. 8 on the Map of J. J. Holzapfel's Subdivision at Bordeaux, Tennessee, not of record, described according to a survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:

BEGINNING on the northerly margin of Elizabeth Street at the southeast corner of the property conveyed to Raymond Johnson and wife, by deed from J. J. Holzapfel and wife, of record in Book 1809, Page 557, Register's Office for said County, being the corner of Lots Nos. 8 and 9; thence with the line between said two lots northwardly 156.15 feet to the southerly line of the R. Walter Cundall property; thence with said line, eastwardly 100 feet to the corner of Lots No. 7 and 8; thence with the line between said two lots, southwardly 156.15 feet to the northerly margin of Elizabeth Street; thence with same westwardly 100 feet to the beginning.

BEING the same property conveyed to Lonnie R. Burch and wife, Hazel Burch by deed from Nannie Burch, a widow, of record in Book 4977, Page 26, Register's Office for Davidson County, Tennessee. The said Nannie Burch, a widow, reserved unto herself a life estate.

This is (unimproved / improved (X)) property, known as 1607 W. Elizabeth Road, Nashville, Tennessee 37218
(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 S this 5th day of January, 19 77.

John J. Nanni
Marcella D. Nanni
Joseph F. Schipani
Mattie P. Schipani

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John J. Nanni, et ux Marcella D. Nanni and Joseph F. Schipani, et ux Mattie P. Schipani

the bargainor S, 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 5th day of January, 1977.

Commission expires 11-17-79

Notary Public

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

John J. Nanni, et ux and

Joseph F. Schipani, et ux

TO

W. W. Smith, et ux

mail to Joyce Smith 1345 Brunswick Dr. Madison Tenn

D 8 4 3 3 4

IDENTIF. REFERENCE

JAN 7 2 35 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

CONV $5,850.00

S'TAX B* 15.00

STATE B* .50

W'DEED B* 4.00 * 19.58

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.