BOOK 5106 PAGE 437

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Joel F. Throneberry, Jr., et ux

TO

Thomas E. Smith, et ux

For draftsman's use

PREPARED BY:
Lancaster & Farmer, Attorneys
Suite 100, 4207 Lebanon Road
Hermitage, Tennessee 37076

(From information supplied by others)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. Smith (NAME)	SAME (NAME)	
1257 Sioux Terrace (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	53-5
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	5 pt

(FOR REGISTER'S USE)

D 85474

JAN 17 2 46 PM '77

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$48,300.00 Cynthia P. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January 1977.

J Kay (Keper)
Notary Public

MY COMMISSION EXPIRES: 11-12-80
(AFFIX SEAL)

For and in Consideration of the sum of Forty Eight Thousand Three Hundred Nine and 74/100 ($48,309.74)---------- DOLLARS,

the receipt of which is hereby acknowledged by the Grantors, and other good and valuable considerations, including the assumption by the Grantees of the indebtedness owed to Home Federal Savings and Loan Association of Nashville, Tennessee as recorded in Trust Deed Book 5062, Page 536 of the Register's Office for Davidson County, Tennessee, we, JOEL F. THRONEBERRY, JR. and wife, BETTY THRONEBERRY, herein referred to as the Grantors,

JAN 17 77	CONV	48,300.00			
JAN 17 77	S'TAX		B*	125.58	
JAN 17 77	PR'FEE		B*	.50	
JAN 17 77	W'DEED		B*	6.00	* 132.08

have bargained and sold, and by these presents do transfer and convey unto the said THOMAS E. SMITH and wife, CYNTHIA P. SMITH, herein referred to as the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Situated, lying and being in the 11th Civil District of Davidson County, Tennessee, being Lot No. 145 on the plan of Sequoia Valley Subdivision, Section 3, as of record in Book 4460, page 83, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

(Continued)

Form No. WD3a

BOOK 5106 PAGE 438

Beginning at a concrete monument in the easterly margin of Sioux Terrace, being 386.8 feet from the intersection of Canton Pass; thence with said margin of said Terrace 95.7 feet to an iron pin at the common corner of Lot 146 and 145; thence north 61 deg. 36' east 181.3 feet to an iron pin; thence south 14 deg. 6' east 111.7 feet to a concrete monument; thence south 66 deg. 24' 20" west 158.3 feet to the point of beginning.

Being the same property conveyed to Joel F. Throneberry, Jr., and wife, Betty Throneberry by deed from Richard Hood Frisbie and wife, Elizabeth L. Frisbie of record in Book 5062, page 534, Register's Office for Davidson County, Tennessee.

The parties to this conveyance hereby agree to the following terms, which are binding between the parties, but are not covenants running with the land; (1) the Grantors agree that the plumbing, heating and cooling units, garbage disposal, electric garage door opener, stove, oven and vent fan are in good working condition; (2) the Grantors agree that both fireplaces in the house are to be functional; (3) the Grantors agree that all draperies, carpeting, landscaping, and fixtures are to remain; (4) the Grantors agree to repair the front door (cracked in panel) as per the Sales Contract Agreement; (5) the Grantors agree to furnish plumbing for the ice-maker of the refrigerator.

Possession is to be given as of the date of this deed. The Grantees agree to assume the mortgage with Home Federal Savings and Loan Association as of record in Book 5062, page 536, Register's Office for Davidson County, Tennessee. Grantees will furnish a new fire insurance policy, effective the date of this deed.

This is { unimproved ( ) / improved (X) } property, known as 1257, Sioux Terrace, Madison, Tennessee 37115
(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 THOMAS E. SMITH and wife, CYNTHIA P. SMITH, their heirs and assigns, forever.

And we do covenant with the said THOMAS E. SMITH and wife, CYNTHIA P. SMITH 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 for the mortgage with Home Federal Savings and Loan Association as per Book 5062, page 536, Register's Office for Davidson County, Tennessee.

And we, JOEL F. THRONEBERRY, JR., and wife, BETTY THRONEBERRY do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said THOMAS E. SMITH and wife, CYNTHIA P. SMITH, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 14th day of January, 19 77, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joel F. Throneberry, Jr.

Betty Throneberry

Form No. WD3b

BOOK 5106 PAGE 439

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOEL F. THRONEBERRY, JR., and wife, BETTY THRONEBERRY

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 Hermitage, Tennessee, this 14th day of January, 19 77

Kay Cooper, Notary Public

Commission Expires 11-12-80

KAY COOPER 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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared.....,

with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....

.....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.....