WARRANTY DEED

BOOK 5113 PAGE 648

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,774

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF Feb. 19 77

Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson, Attys. 107 Donelson Pike, Nashville, TN. 37214t
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bailey Hewitt (NAME)	Fidelity Federal S & L, Assoc. (NAME)	162-5-2
5515 Country Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	PAR. 9
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (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 M. Smartt, Jr. and wife, Linda F. Smartt

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

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 townhouse No. 9 in the Hickory Valley Condominium a Horizontal regime in Nashville, Davidson County, Tennessee, as shown on the plan of Hickory Valley of record in Book 4460, page 27, Register's Office for Davidson County.

Being the same property conveyed to John M. Smartt, Jr., single by deed from Randall Phillips Builders, Inc. of record in Book 4547, page 403, and as corrected by instrument of record in Book 4580, page 546, Register's Office for said County. John M. Smartt, Jr. having since remarried.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4547, page 395, 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 (X) property, known as 5515 Country Drive, Nashville, Tennessee
(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 28th day of January, 1977

X John M. Smartt, Jr.
JOHN M. SMARTT, JR.

X Linda F. Smartt
LINDA F. SMARTT

STATE OF District of Columbia
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. Smartt, Jr. and wife, Linda F. Smartt

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 Washington, D. C., this 28th day of January, 1977

Commission Expires 2-14-78 — F. B. Appenheimer, 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 _____

FEB-9 COMM 24,774.00
FEB-9 STAX
FEB-9 RECD

WITNESS my hand and official seal at office at _____
on this the _____ day of _____ 19__

B* 64.48
B* .50
B* 4.00 * 68.98

My commission expires _____ Notary Public

WARRANTY DEED

FROM

John M. Smartt, Jr. et ux

TO

Bailey Hewitt

TITLE INSURED BY POLICY NUMBER:

D 88719

IDENTIF. REFERENCE
FEB 9 11 08 AM '77
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

RETURN TO
[illegible]
(615) 256-2253
NASHVILLE, TENN.