BOOK 5118 PAGE 952

FORM NO. WS-1

THIS INSTRUMENT WAS PREPARED ACCORDING TO INFORMATION FURNISHED BY PARTIES.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2

$20,353.87 Randall S. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF February 19 77

Notary Public

MY COMMISSION EXPIRES: 6/24/80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall S. Smith (NAME)	The Lomas & Nettleton Company (NAME)	72-4
1423 Ardee Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1056 (STREET ADDRESS)	245
Nashville, Tn. (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	15D 2065

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, Raymond J. Harper et ux Tonya N. Harper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall S. Smith et ux Holly Beth 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:

BEING the northerly one-half of Lot No. 29 of Block "E" on the Map of Country Club Estates of record in Book 843, page 95, Register's Office, Davidson County, Tennessee.

The said part of said lot fronts 50 feet on the easterly side of Ardee Avenue (formerly Mildred Avenue) and runs back between parallel lines 175 feet to the westerly line of Lot No. 14.

BEING the same property conveyed to Raymond J. Harper et ux Tonya N. Harper by deed from The Secretary of Housing and Urban Development of record in Book 4889, page 260, said Register's Office.

THIS conveyance is made subject to all easements and restrictions of record in the Register's Office, Davidson County, Tennessee.

GRANTEES herein agree to assume and pay a first mortgage payable to The Lomas & Nettleton Company of record in the Register's Office for said County.

Escrow account and Insurance to be transferred to grantees.

This is improved (XX) property, known as 1423 Ardee Avenue, Nashville, Tennessee
(unimproved ( ))
(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 hands this 23rd day of February, 19 77

Raymond J. Harper
Raymond J. Harper

Tonya N. Harper

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond J. Harper et ux Tonya N. Harper

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 Nashville, Tennessee, this 23rd day of February 19 77

Commission expires 11/1/80

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
RAYMOND J. HARPER ET UX

TO
RANDALL S. SMITH ET UX

D 9 1 1 1 1

IDENTIF. REFERENCE

FEB 28 10 14 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

**********FILE BOX # 12**********

FEB28 77 CONV 20,353.87
FEB28 77 S'TAX B* 53.04
FEB28 77 PW'FEE B* .50
FEB28 77 W'DEED B* 4.00 * 57.54