BOOK 5130 PAGE 477

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 52,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH 19 77

Notary Public

MY COMMISSION EXPIRES: 3-8-80

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTYS.

WILKINS, ADAMS & WEEMS, ATTORNEYS, 401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard B. Smith (NAME)	Commerce Union Bank (NAME)	MAP 118-9
1012 Draughon Avenue (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers, Suite 2114 (STREET ADDRESS)	PARCEL 77
Nashville, Tn 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37219 (CITY) (STATE) (ZIP)	16DA06385

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, Edward Tamberino et ux Margaret Tamberino

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard B. Smith et ux Joy H. 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 Davidson County, Tennessee, being Lot No. 44 on the Map of Leonte Subdivision, not of record described according to a survey made by W. B. Southgate, December 1936, and further described by a survey made by John B. Kohl, III, dated 3/22/77 as follows:

BEGINNING at a point in the northerly margin of Draughon Avenue at the corner of Lots 43 and 44; being 220 feet west of the westerly margin of Lealand Lane, formerly 10th Avenue, South; thence with the line between said lots, northerly 183 feet 6 inches to a point, the corner of said lots and of lots 39 and 40, being 233 feet 8 inches west of the westerly margin of Lealand Lane; thence with the line between lots 39 and 44, westerly 100 feet to the corner of said lots and of lots 38 and 45; thence with the line between lots 44 and 45; southerly 185 feet 6 inches to the north margin of Draughon Avenue; thence with the margin of the same, easterly 100 feet to the beginning.

BEING the same property conveyed to Edward Tamberino and wife, Margaret Tamberino by deed from Mabel S. Culberson of record in Book 4617, page 361, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (X) property, known as 1012 Draughon Avenue (House Number) (Street) Nashville, Tn 37204 (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 31ST day of MARCH 19 77

Edward Tamberino

Margaret Tamberino

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward Tamberino et ux Margaret Tamberino

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 31ST day of MARCH 19 77.

Commission expires 3-8-80

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

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WARRANTY DEED

FROM
Edward Tamberino

TO
Richard B. Smith

IDENTIFICATION REFERENCE

APR 4 9 17 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

APR-4-77	CONV	52,000.00		
APR-4-77	S'TAX		B* 135.20	
APR-4-77	PR'FEE		B* .50	
APR-4-77	W'DEED		B* 4.00	* 139.70

row 1 box 8 pn

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219